

managing risk with responsibility

Aston A. Henry, Supervisor	
Risk Management Departmen	t

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December 1	1, 2012 Signature on	File For Custodial Supervisor Use Only
TO:	Christine Henschel, Principal South Plantation High School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Richard Rosa, Project Manager Facilities Design and Construction	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On December 4, 2012, I conducted an assessment at **South Plantation High 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 754-321-1907.

cc: Directors, School Performance & Accountability Shelley Meloni, Executive Director, Facilities Design and Construction Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division Aston Henry, Supervisor, Risk Management Sonja Coley, Senior Project Manager, Facilities Design and Construction Broward Teachers Union Federation of Public Employees

RR/tc Enc.

	IAQ Assessn	nent		
South Plantation	n High Evaluation Date	e December 4, 2012	Time of Day 1	1:45
Outdoor Conditions Temperature	73.9 Relative	Humidity 70.5	Ambient CO2 4	25
Fish Temperature Range 118 72.1 72 - 78		Range CO % - 60% 3139		ccupants 26
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 4'	No	No		
Walls Drywal & partition Floor 12" x 12" Vinyl	No	No		
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Flooring Clean Yes	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	N/A	Air Fresheners	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	
Mechanical Equipment Location FISH	H 121		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 Thru	u wall into interior hallway	, ▼	Fresh Air Intake Free	Yes
Pollutant Sources Near Air No		▼	of Obstruction	
Observations				
The initial design to add fresh air into	the building that supplies	s fresh air to the HVA	C system may have been a	ltered.

Thoroughly clean elevated surfaces	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC supply and return grills with Wexcide	▼
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Repair HVAC to reduce CO2 levels ▼	
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	IAQ Assessn	nent	
South Plar	ntation High Evaluation Date	e December 4, 2012	Time of Day 12:00
Outdoor Conditions Tempera	ature 73.9 Relative	Humidity 70.5	Ambient CO2 425
		Range CO % - 60% 2190	
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling2' x 4'WallsDrywallFloor12" x 12" Vinyl	Yes No No	No No	< 2 sq ft
Ceiling CleanYesWalls CleanYesFlooring CleanNoRoom SurfacesNoCleanNo	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No N/A No	HVAC Return Grills Clean No Inside of Return Duct Clean N/A
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes	-	No Yes	Mechanical Room Clean No Inside of HVAC Unit Clean Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Thru wall into interior hallway No	▼ ▼	Fresh Air Intake Free Yes
Observations			
The initial design to add fresh ai The return grill in the classroom and the filters are dirty again due	is located above the door to the	e hallway. The filters	

Thoroughly clean elevated surfaces	▼
Replace stained ceiling tiles after repairs	▼
Clean HVAC supply and return grills with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
Remove and replace A/C filters	▼
Clean walls in mechanical room	▼
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Repair HVAC to reduce CO2 levels	▼
Evaluate and repair cause of stained ceiling tiles	▼
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	IAQ Assess	sment		
South Plantati	ion High Evaluation Da	ate December 4, 2012	Time of Day 10	0:30
Outdoor Conditions Temperature	e 73.9 Relativ	e Humidity 70.5	Ambient CO2 42	25
FishTemperatureRange15070.372 - 78		Range CO 0% - 60% 681		2 2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 4' Walls Drywall	Yes	No	< 3 sq ft	
Floor Carpet	Yes	No	Various non-iaq stair	าร
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	Νο	HVAC Return Grills Clean	No
Flooring Clean No	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No Room Cluttered Yes	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location FI	SH 148		Mechanical Room Clean	Yes
Filters Installed Properly No	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location Th Pollutant Sources Near Air No	nru exterior wall	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
F-150 is the Media Center. The stain	s on the carpet appear to I	be NON-IAQ.		

Clean ceilings around HVAC supply grills	▼
Thoroughly clean stained carpet	▼
Thoroughly clean horizontal surfaces	▼
Clean HVAC supply and return grills with Wexcide	▼
Clean Supply Grills with Wexcide	▼
Ensure A/C filters are taped together and dated	▼
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	IAQ Assessn	nent		
South Pla	ntation High Evaluation Date	December 4, 2012	Time of Day	2:00
Outdoor Conditions Tempera	ature 73.9 Relative	Humidity 70.5	Ambient CO2 4	25
		Range CO ² % - 60% 2302		cupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 4' Walls Drywall Floor 12" x 12" Vinyl	No No No	No No		
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesNoCleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes N/A
Trash RemovedYesSigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes		Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	No Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Thru wall into interior hallway	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
The initial design to add fresh ai Fresh air damper in wall was clo		fresh air to the HVAC	system may have been a	ltered.

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Repair HVAC to reduce CO2 levels	▼
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	IAQ Assess	ment		
South Plant	tation High Evaluation Dat	te December 4, 2012	Time of Day 1	1:00
Outdoor Conditions Temperat	ture 73.9 Relative	e Humidity 70.5	Ambient CO2 42	25
FishTemperatureRan25067.172 -		Range CO ² % - 60% 531	Range # Oc MAX 700 > Ambient	ccupants 8
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' x2' / drywallWallsDrywallFloorTerrazzo	No No	No No		
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	No N/A	HVAC Return Grills Clean Inside of Return Duct Clean	No N/A
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No
Mechanical Equipment Location Filters Installed Properly No Condensate Pan Clean Yes	FISH 252 Filters Clean Cooling Coil Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes Yes
Pollutant Sources Near Air	Roof top No	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
F-250 is the cafeteria.				

Clean ceilings around HVAC supply grills	▼
Clean HVAC supply and return grills with Wexcide	▼
Ensure A/C filters are taped together and dated	▼
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Set temperature to 72 - 78 degrees	▼
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	IAQ Assess	ment		
South Pla	ntation High Evaluation Da	te December 4, 2012	Time of Day 1	1:30
Outdoor Conditions Tempera	ature 73.9 Relative	e Humidity 70.5	Ambient CO2 4	25
	angeRelative Humidity2 - 7861.830	Range CO ² % - 60% 886		ccupants 3
Noticeable OdorNoCeilingopen to joists/tectum	Visible water damage / staining? No	Visible microbial growth? No	Amount of material affected	
Walls Concrete block Floor Wood	Yes No	No	chipping paint	
Ceiling Clean No Walls Clean No Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	No N/A	HVAC Return Grills Clean Inside of Return	No N/A
Flooring Clean Yes Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No	Duct Clean	
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly N/A Condensate Pan Clean N/A		g joists N/A N/A	Mechanical Room Clean Inside of HVAC Unit Clean	N/A N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top No	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Observations				

F-269 is the gymnasium. The HFSP states that there is a work order in place to scrape and paint interior walls in the gymnasium. Wall staining and paint chipping are due to a faulty roof at one time. There has been a new roof installed since the staining. The HVAC returns and supplies need to be cleaned at least once a year. HFSP states the filters were changed in October 2012. The HVAC units are hung from the ceiling.

Corrective Actions to be Completed by Site Based Staff

Clean HVAC supply and return grills with Wexcide	▼
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Evaluate cleaning both HVAC coils	▼
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	IAQ Assess	ment		
South Plan	ntation High Evaluation Da	ate December 4, 2012	Time of Day 1	2:30
Outdoor Conditions Tempera	ture 73.9 Relativ	re Humidity 70.5	Ambient CO2 4	25
	nge Relative Humidity - 78 55 30	Range CO 0% - 60% 602		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 4'	Yes	No	<1 sq ft	
Walls Drywall Floor Carpet	No	No		
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	Νο	HVAC Return Grills Clean	No
Flooring Clean Yes	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	N/A	Air Fresheners	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	
Mechanical Equipment Location	FISH 289		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	Roof top	▼	Fresh Air Intake Free	Yes
Pollutant Sources Near Air Intake	Νο	▼	of Obstruction	
Observations				
F-281 is the chorus room. The ca	rpet is wrinkled and has been	patched with other co	lored carpet	

Thoroughly clean horizontal surfaces	▼
Clean HVAC supply and return grills with Wexcide	▼
Replace stained ceiling tile after repair	▼
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Set temperature to 72 - 78 degrees	▼
Evaluate and repair cause of stained ceiling tiles	▼
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	IAQ Assess	sment		
South Plan	tation High Evaluation Da	ate December 4, 2012	Time of Day	1:15
Outdoor Conditions Temperat	ture 73.9 Relativ	ve Humidity 70.5	Ambient CO2 42	25
	nge Relative Humidity - 78 50.4 30	Range CO ² 0% - 60% 849		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' x 4'WallsDrywallFloorCarpet	No No	No No		
Ceiling CleanYesWalls CleanYesFlooring CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean	No N/A	HVAC Return Grills Clean Inside of Return Duct Clean	No N/A
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers		Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes	7	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes Yes
Pollutant Sources Near Air	Roof top No	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				

Thoroughly clean elevated surfaces	▼
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Clean HVAC Return Grill with Wexcide	▼
Clean Supply Grills with Wexcide	•
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	Clean HVAC Return Grill with Wexcide

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	IAQ Assessi	ment		
South Plantati	ion High Evaluation Dat	te December 4, 2012	Time of Day	1:45
Outdoor Conditions Temperatur	e 73.9 Relative	e Humidity 70.5	Ambient CO2 4	25
FishTemperatureRange28370.872 - 78		Range CO % - 60% 832		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' x 4'WallsDrywallFloorCarpet	Yes No	No No	By return < 3 sq ft	
Ceiling CleanNoWalls CleanYesFlooring CleanYesRoom SurfacesNo	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply	No N/A	HVAC Return Grills Clean Inside of Return Duct Clean	No N/A
Clean	Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No
Mechanical Equipment Location FI	SH 288		Mechanical Room Clean	Yes
Filters Installed Properly Yes Condensate Pan Clean Yes	Filters Clean Cooling Coil Clean	Yes	Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Ro Pollutant Sources Near Air No	oof top o	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
F283 is the band room.				

Thoroughly clean horizontal surfaces	▼
Clean cobwebs from elevated corners	▼
Clean cobwebs from low corners	▼
Clean HVAC supply and return grills with Wexcide	▼
Replace stained ceiling tile after repair	▼
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Evaluate and repair cause of stained ceiling tiles	▼
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	IAQ Assess	nent		
South Planta	ation High Evaluation Date	e December 4, 2012	Time of Day	1:00
Outdoor Conditions Temperatu	ure 73.9 Relative	Humidity 70.5	Ambient CO2 4	25
FishTemperatureRange283A71.672 - 7		Range CO % - 60% 858		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' x 4'WallsDrywallFloorCarpet	No No	No No No		
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesNoCleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No N/A Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No N/A
Trash RemovedN/ASigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location F Filters Installed Properly Yes Condensate Pan Clean Yes	FISH 288 Filters Clean Cooling Coil Clean	Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes Yes
Bollutant Sources Near Air	Roof top No	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
F-283A is a sheet music storage ro microbial growth. The music direc been discarded, custodial staff wil	tor is in the process of discar	rding the music sheet		

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean all surfaces	▼
Clean HVAC supply and return grills with Wexcide	▼
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	IAQ Assessi	ment		
South Plantation	on High Evaluation Dat	te December 4, 2012	2 Time of Day	2:15
Outdoor Conditions Temperature	e 73.9 Relative	e Humidity 70.5	Ambient CO2 4	25
FishTemperatureRange51373.472 - 78		Range CO % - 60% 148		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 2"	Νο	No		
Walls Drywall	No	No		
Floor 12" x 12" Vinyl	Νο	No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean Inside of Supply	Yes	HVAC Return Grills Clean Inside of Return	Yes
Flooring Clean No	Duct Clean	Yes	Duct Clean	N/A
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	Yes	Air Fresheners	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	
Mechanical Equipment Location FIS	SH 519		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	of top	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air No Intake		▼		
Observations				
F-513 is a science lab. Scuff marks f are needed in AHU 5-1 & AHU 5-2. Th				pacers

Thoroughly clean and sanitize flooring	▼
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spacer in HVAC 🛛 🔻	Install appropriate fil
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	IAQ Assessn	nent		
South Plant	ation High Evaluation Date	e December 4, 2012	Time of Day	2:30
Outdoor Conditions Temperate	ure 73.9 Relative	Humidity 70.5	Ambient CO2 4	25
Fish Temperature Ran 526 70.5 72 -		Range CO % - 60% 1230		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 2" Walls Drywall Floor 12" x 12" Vinyl	No No	No No No		
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesYesCleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No Yes No	HVAC Return Grills Clean Inside of Return Duct Clean	No N/A
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes	FISH 529 Filters Clean Cooling Coil Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes Yes
Pollutant Sources Near Air	Roof top No	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
F-526 is a science lab. A HVAC fil throughout the classroom.	ter spacer is needed in AHU. T	The are numerous aqu	uariums with vines growin	ıg

Clean HVAC supply and return grills with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
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Repair HVAC to reduce CO2 levels ▼	
Install appropriate filter spacer in HVAC	
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