



SCHOOL INSPECTION PROGRESS REPORT

School: Montague Intermediate School, Eastern School District

Date: August 2011

Room # / Description	Observations	Level of Remediation	Status
Room 103, 101, 105, 106, 111, Music Room, Main Floor Corridor, S1 Stairs, Men's Washroom, 202, Front Entrance Stairwell	Stained ceiling tiles.	Removal of stained ceiling tiles to further investigate for potential hidden mould above ceiling. Replace with new tiles to detect new water leaks.	Not all tiles were replaced prior to inspection, instruction given to staff to replace all tiles so new water stains can be determined from old stains.
Front Entrance Stairwell	Visible water staining on ceiling tiles.	Further Investigation required to determine source of leak. Ceiling tile to be replaced after leak is repaired.	Investigation found flashing issue on roof, repair is scheduled.
Gymnasium Exit Door	Visible surface mould on door frame.	Have area cleaned and decontaminated using Level 1 precautions by custodial staff.	Not cleaned to date, staff instructed to clean.
Boy's Washroom Gymnasium	Visible water/moisture damage to sheet rock ceiling.	Further Investigation required to determine source of leak. Ceiling to be repaired.	Investigation determined wall flashing at roof to be repaired.
Classroom 100	All 3 windows show evidence of separation of sill from window frame. Elevated moisture detected.	Further investigation required.	Separation is from caulking at joint shrinking over time, not a water infiltration issue.
Former Montague High School – Boys Washroom (Main level – 1A)	Visible water/moisture damage on the block wall, also signs of effloresces on the wall.	Have area cleaned and monitor for future leaks.	Monitoring ongoing.

Conclusion and Recommendations:

It was not possible to determine what were old or new leak stains on the tiles due to not all the stained tiles being replaced originally. Another inspection visit will be required at a later date once all tiles are replaced.

Leak returned in Front Entrance Stairwell, low roof wall flashing is suspected as source of water infiltration. Repair was completed prior to the start of the school year and monitoring will continue.

Faculty and staff are asked to report any signs of water infiltration and/or mould to their Property Services Manager, so that water infiltration is repaired and any mould which may have developed is remediated right away.

For more information on the School Inspection program, please visit:

www.gov.pe.ca/eeed/schoolinspections