

SCHOOL INSPECTION PROGRESS REPORT

School: Parkside Elementary, Western School Board

Date: August 23, 2011

Room # / Description	Observations	Level of Remediation	Status
Room 217 Main Level	Water stained ceiling tile around pipe. No visible mould or moisture detected at the time of assessment	Removal of stained ceiling tiles. Replace with new to detect new water leaks.	Tiles replaced, currently monitoring for any signs of water infiltration.
Corridor 3 Main Level	Minor incidental amount of visible mould around baseboard and floor behind pipe	Have area cleaned and decontaminated using Level 1 precautions.	Mould remediation complete.
Classroom 208 Main Level	Delaminated wall finish surfaces due to moisture. No elevated moisture detected at the time of assessment.	Further investigation required.	Currently monitoring for any signs of water infiltration.
Exterior windows Library	Structural wood rot on window casing.	Further investigation required.	Was outside window at one time now on internal windows, monitoring for any signs of water infiltration.
Library Main Level	Water stained window framing with small amount of visible mould and elevated moisture detected at the time of the assessment. Delaminated wall surface materials.	Have area cleaned and decontaminated using Level 1 precautions. Repair affected area.	Mould remediation complete. Monitoring for any signs of water infiltration, and will repair when no signs are evident.
Library exit door Main Level	Visible mould around drywall ceiling above exit door	Have area cleaned and decontaminated using Level 1 precautions.	Area opened up at time of inspection, investigating source of moisture.
Room 109, Corridor 6	Water stained ceiling tile. No visible mould or moisture detected at the time of the assessment.	Removal of stained ceiling tiles. Replace with new to detect new water leaks.	Leak repaired, and tile replaced. Monitoring for any signs of water infiltration
Room 112, 113 Gym Storage	Water damage/minor amount of visible mould on concrete wall.	Have area cleaned and decontaminated using Level 1 precautions.	Mould remediation complete.

Room 109 Lower Level Temporary Classroom	Hole in floor stuffed with cloth	Have area repaired	Area repaired with concrete.
Exit doors from Teachers Planning Room Lower Level	Delaminated wall finish surfaces due to moisture. No visible mould.	Further investigation required.	Monitoring for any signs of water infiltration
Boiler Room 107 Lower Level, Room 118 Boys W/C	Visible mould on mechanical pipe insulation.	Have area cleaned and decontaminated using Level 1 precautions.	Insulation removed and replaced. Mould remediation complete.
Room 312 Upper Level	Water damaged plaster finish around window. No visible mould. Elevated moisture detected.	Further investigation required.	Monitoring for any signs of water infiltration
Attic Space Above gymnasium	Extensive water damage to ceiling and walls. Minor amount of visible mould reported within accessible areas of ceiling. No elevated moisture detected at time of assessment.	Further investigation required.	Looks like the room may have experienced some water prior to the roof being completely replaced a few years ago. Room not in use. No action required.

Conclusion and Recommendations:

Intrusive investigation into exterior masonry of the gymnasium exterior walls, found the masonry flashing and weeping holes were not properly installed. The perimeter flashing and weep holes have been repaired and will be monitored for any signs of water infiltration.

Deteriorated mortar joints had led to water infiltration in various locations of the building, these areas have had the mortar re-pointed to help prevent further water infiltration.

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