

SCHOOL INSPECTION PROGRESS REPORT

School: Three Oaks Senior High School, Western School Board

Date: August 24, 2011

Room # / Description	Observations	Level of Remediation	Status
Rooms: 114A, 114B, 114C, 114I, 114L, R114L, 205, 213, 613, 614, 616, 616A, 618, 619, 620, SB-1	Visible water stain on ceiling tiles	Replace ceiling tiles, and assist in detecting further leaks.	Tiles replaced and will monitor
R-114L	Visible water stain on ceiling tiles. Reported as ongoing and recurring problem. No mould reported at the time of assessment.	Further investigation required into addressing water infiltration and potential hidden mould.	Tile replaced and will monitor. Connected to the greenhouse which requires repair or replacement.
Room 213	Visible water stains on wood above ceiling tiles/ceiling tiles	Further investigation required into addressing water infiltration and potential hidden mould.	Monitoring for any signs of water infiltration.
Room SB-1	Damage to drywall. Water stains on ceiling tile.	Further investigation required into addressing water infiltration and potential hidden mould.	Mould remediation complete.
Room 102	Visible mould on mechanical pipe insulation.	Level 1 <10ft² (<1m²). Removal of affected areas.	Mould remediation complete.
Room 120; RM SB-19; RM SB-7, 110, 307, 308, 406, 408, 409, 412, 420, 422, 606, 607, 612, Corridor 200A, SB-18, SB-19, SB-20	Minor water damage and/or elevated moisture detected around window sills.	Further investigation required into addressing water infiltration.	Monitoring for any signs of water infiltration. Suspect failed caulking around window exterior.
Room SB-20 School Board Office	Visible water damage on wall. Moisture on sill. No visible mold.	Further investigation required into addressing water infiltration and potential hidden mould.	Caulked outside window and repainted. No return of moisture issue.

2 nd Level Mechanical room – Air Handling Room	Visible mold on duct insulation	Level 1 <10ft ² (<1m ²). Removal of affected areas.	Removed and replaced insulation. Mould remediation complete.
Rooms 618, 619, 620	Visible water damage around skylight enclosure. Delaminated wall finish. Moisture on drywall.	Further investigation required into addressing water infiltration and potential hidden mould.	One skylight to be overhauled by City Glass. Area to be monitored and evaluate if successful to determine if the rest should be overhauled.
Room 116 Mechanical/Boiler Room	Visible water staining on concrete wall from water intrusion coming in through the exhaust fan.	Further investigation required into addressing water infiltration and potential hidden mould.	Further investigation determined staining was not mould. Monitoring moisture issue.
Room SB-9 School Board office	Visible mold on bottom of screen.	Level 1 <10ft ² (<1m ²). (surface cleaning of affected areas)	Mould remediation complete.

Conclusion and Recommendations:

New partial roof replacement and repair has been awarded to a roofing contractor. Various locations of roof have been replaced in previous years to in an attempt to repair any potential water leaks.

Repair to masonry over windows in various locations has been completed to help prevent water infiltration issues.

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/eecd/schoolinspections