

SCHOOL INSPECTION PROGRESS REPORT

School: Sherwood Elementary School, Eastern School District
Date: August 09, 2011

Room # / Description	Observations	Level of Remediation	Status
Room 118, 223	Visible mould under baseboard radiator.	Have area cleaned and decontaminated using Level 1 precautions by custodial staff.	Mould remediation complete.
Room 110, 111	Visible mould on window caulking.	Have area cleaned and decontaminated using Level 1 precautions by custodial staff.	Mould remediation complete. Contractor scheduled to re-caulk exterior windows.
Room 102, 105, 106, 108, 110, 111, 114, 116, 117, 118, 140, 141, 142, 217, 220, 222, 224, 225, 228, 229, 230, 232, 233, 234	Windows with varying degree of water damage. Elevate moisture readings on sills. Visible signs of mould on caulking.	Have area cleaned and decontaminated using Level 1 precautions by custodial staff. Contractor to replace damaged sills and investigate locations of water infiltration.	Mould remediation complete. Contractor scheduled to re-caulk exterior windows. Damaged sills to be replaced once windows are re-caulked on exterior. Ongoing.
Room 107	Water damage on floor tiles and baseboard. Moderate elevated moisture readings.	Further investigation required.	Water damage determined to be from floor scrubber, further investigation determined no mould found, no remediation required. Investigation complete.
Room 150	Visual mould on water tank cover and wood bracket.	Have area cleaned and decontaminated using Level 1 precautions by custodial staff.	Mould remediation complete.
Room 108	Water damage on floor tiles and baseboard. Moderate elevated moisture readings.	Further investigation determined no mould found, wood was replaced with new. Water damage resulting from exterior envelope.	Contract awarded to repair exterior masonry envelope. Construction ongoing.

Room 106	Visual mould growth on access hatch.	Further investigation determined no mould found, wood was replaced with new.	Investigation & repair complete.
Corridor 135	Minor visual mould on water fountain platform.	Have area cleaned and decontaminated using Level 1 precautions by custodial staff.	Mould remediation complete.
Room 232	Rusted ceiling track from moisture condensation.	Removal of stained ceiling tiles to further investigate for potential hidden mould above ceiling. Replace with new tiles to detect new water leaks.	Tiles replaced March/'11, monitoring for any signs of water infiltration.
Room 106, 114, 118, 201, 225, 232	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.	Tiles replaced March/'11, monitoring for any signs of water infiltration. Partial roof replaced and leaks repaired.
Boiler Room 129	Visible mould on mechanical pipe insulation covering.	Have area cleaned and decontaminated using Level 1 precautions by custodial staff.	Mould remediation complete.

Conclusion and Recommendations:

Water infiltration at windows was determined to be mainly from exterior caulking which has failed over time; measures have been taken to repair the windows exterior caulking and eliminate the water infiltration.

It has been determined that deteriorating brick has also led to water infiltration into the building. Brick is currently being removed and replaced with an air barrier membrane and steel siding.

Roof repair work has been completed in an attempt to repair any potential water leaks.

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