

**School/Facility:** Mt. View Middle  
**Location:** Rooms 5, 12, 14, 15, 21, art, gym, and portables 63 & 64  
**Date of IEQ Report Form:** November 10, 2016 (received)  
**Date(s) Investigated:** November 23, 2016  
**Date of Report:** December 23, 2016

**IEQ Concern:**

Parent reported student experiencing general health symptoms.

**IEQ Investigation Process:**

Identify deficiencies that may impact IEQ and/or sources of odor concerns. Typically includes the following depending on the nature of concern, but not limited to:

- interview/questionnaire of concern individual(s)
- inspection above drop ceiling (condition of roof deck, pipe insulation, return air plenum)
- inspection of ventilation system (operation of variable air volume box and outdoor air dampers, check controls, measurements of carbon dioxide, temperature and relative humidity, sources near outdoor air intake, measure return and supply air volume, cleanliness of coils, liner and condensate pan)
- inspection of exterior
- inspection below drop ceiling (housekeeping, sink and floor drain traps, signs of past and present moisture concern via visual and/or moisture meter, mold growth, ensure connection of current and capping of abandoned sanitary vents, odorizers, excessive plants and fabric items, identify potential pathways, and measure volatile organic compounds, carbon monoxide, and lighting)

**Findings:**

**Interior Classrooms**

- Two of three sink traps in room 5 appear dried out. The demo island sink was turned off. The island valve was turned on and water ran in all sinks to ensure traps are filled. Upon completion, the island sink area had water on the floor due to a leak within the cabinet beneath the sink.
- The exhaust in classroom 12 was not drawing air.
- Two small (4'x6') throw rugs were observed and do not appear to be vacuumed.
- One of two unit ventilators were operating in the art room.

**Portable 63**

- The electrical conduit and lighting on the exterior siding was not caulked around.
- Screw holes (~11) are present on the exterior siding on the ramp side of the portable near the roofline.

- The housekeeping (settled dust on horizontal surfaces) was not acceptable.
- The bottom of the door with steps was rusted through.
- The HVAC return air grille was dusty.
- A walk-off mat was placed over carpet at a doorway. This can trap moisture and potential create an odor and mold growth. The condition under the mat was acceptable.
- The HVAC thermostat's fan mode was set to "on".
- The thermostat did not have a tamper proof cover.
- The HVAC's outdoor air louver was bent in the open position and did not close when unit was de-energized.

#### Portable 64

- Two arm chair pillows and two small fabric pillows were observed.
- The supply air diffusers were new, but the ridges within the textured ceiling around the diffusers were dirty.
- The wood windowsill behind the teacher's desk was bowed and rotted beneath.
- The bottom of the door with steps was starting to rust through while the door with the ramp has pitted rusting on its lower half.
- A walk-off mat was placed over carpet at a doorway. The condition under the mat was acceptable.
- The HVAC thermostat's fan mode was set to "on". The thermostat tamper proof was unlocked.
- The HVAC's outdoor air louver was pegged (first peg hole) closed.
- The HVAC return air grille was dusty.

#### Corrective Actions:

- Replacing strainer and setting it in a bed of silicone repaired the sink in room 5. Parts were replaced as needed on the sink trap. The sink was tested and not leaking.
- Building Services is securing pricing to make necessary repairs to all of the above non-HVAC items and work is expected to be completed by mid/end of February 2017.
- All the above HVAC items are intended to be addressed the week of January 2, 2017.