

**Date of evaluation:** 1/6/2016

**Follow-up evaluation:**

**Date Issued to OEMS:** DRAFT

## IEQ Dashboard

**Location:** Disston Elementary School (K-8)

**Requested by:** Francine Locke (flocke)

**ULCS#:** 8240 - 6801 Cottage Street

**BE:** Kevin McGuire (kpmcguire)

**FAC:** Ed Coleman (ecoleman)

**Principal:** Kari King-Hill (kdhill)

**KEM Project Number:** K1100

**Year Built/Stories:** 8240/3

**PFT Present:** Yes

**PFT Building Rep.:** Cherly Tobin and Lisa Wismer

**Objective:** Conduct Proactive IEQ Evaluation

Location (Room/Area)	Findings	Quantity	Category	Corrective Action	Assigned Department	Start Date	End Date
Throughout	Several teachers reported mouse dropping in the building. Droppings were sighted in a few areas included room B4 and in room 106.	N/A	IPM	IPM activity should be increased at this location.	Maintenance		
Basement Stairwell (main entry side)	Flaking paint was observed on the wall.	120 SF	Point Source	The loose flaking paint should be removed and stabilized following lead safe work practices.	Maintenance		
Basement Hallway outside Café	Flaking paint was observed on the ductwork and ceiling. Condensation from active steam leaks was observed on surfaces and most likely contributed to the flaking paint.	400 SF	Point Source	The loose flaking paint should be removed and stabilized following lead safe work practices.	Maintenance		
Basement Hallway under Stairs (school yard side)	A significant amount of steam was released from the pipe chase access door. A steam leak was reported in this location.	1 EA	Mold/Moisture	Evaluate and repair the reported steam leak.	Maintenance		
Basement Stairwell (school yard side)	A steam leak was observed at the bottom of the pipe riser. It was not determined if the pipe was leaking or if the steam was coming from below the floor.	1 EA	Mold/Moisture	Evaluate and repair the reported steam leak.	Maintenance		
Cafeteria	A steam leak was reported on the supply line in the cafeteria. The leak may be coming from under the diamond plate.	1 EA	Mold/Moisture	Evaluate and repair the reported steam leak.	Maintenance		
Cafeteria	A section of the 12"x12" floor tile and hardwood flooring was impacted in the corner of the cafeteria in proximity to the reported steam leak.	60 SF	Mold/Moisture	Following repairs to the steam leak the impacted flooring should be replaced. The 12"x12" floor tile should be sampled for asbestos prior to repairs.	Maintenance		
Cafeteria	Flaking paint was observed on the walls in proximity to the steam leak.	275 SF	Point Source	The loose flaking paint should be removed and stabilized following lead safe work practices.	Maintenance		
Cafeteria	Missing sections of fiberglass pipe insulation were noted on heating supply lines. The exposed piping was within student reach and is a potential burn hazard.	60 LF	Point Source	Replace the missing sections of fiberglass pipe insulation.	Facilities		

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Room 103 (1st grade)	The radiator in this room doesn't have a heat shield. It's within student reach and is a potential burn hazard.	1 EA	Safety	A heat shield should be installed over the radiator.	Maintenance		
Room 103 (1st grade)	There is only one electrical outlet in this room. As a result, an extension was strung along the wall to power devices around the room.	N/A	Safety	Additional electrical outlets should be installed in this classroom.	Maintenance		
Hallway outside Room 103	The bubbler head on the drinking water fountain was leaking from the button.	1 EA	N/A	Replace the bubbler head on the drinking water fountain.	Maintenance		
Room 106 (1st grade)	There is only one electrical outlet in this room. As a result, an extension was strung along the wall to power devices around the room.	N/A	Safety	Additional electrical outlets should be installed in this classroom.	Maintenance		
Hallway outside Room 107	The bubbler head on the drinking water fountain was leaking.	1 EA	N/A	Replace the bubbler head on the drinking water fountain.	Maintenance		
Room 108 (kindergarten)	The radiator in this room doesn't have a heat shield. It's within student reach and is a potential burn hazard.	1 EA	Safety	A heat shield should be installed over the radiator.	Maintenance		
Room 108 (kindergarten)	Holes in the plaster wall and wooden floor were noted from where a sink was removed.	N/A	Safety	The holes in the plaster and wood floor should be filled or covered.	Maintenance		
Hallway outside Room 207	The drinking water fountain was not operational.	1 EA	N/A	Repair the drinking water fountain.	Maintenance		
Room 207 (5th grade)	The radiator in this room doesn't have a heat shield. It's within student reach and is a potential burn hazard.	1 EA	Safety	A heat shield should be installed over the radiator.	Maintenance		
Room 207 (5th grade)	There is only one electrical outlet in this room. As a result, an extension was strung along the wall to power devices around the room.	N/A	Safety	Additional electrical outlets should be installed in this classroom.	Maintenance		
Room 208	The radiator in this room doesn't have a heat shield. It's within student reach and is a potential burn hazard.	1 EA	Safety	A heat shield should be installed over the radiator.	Maintenance		
Room 208 Closet	A damaged section of plaster wall was observed.	1 SF	Point Source	The damaged section of plaster wall should be repaired.	Maintenance		

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Room 204	The radiator in this room doesn't have a heat shield. It's within student reach and is a potential burn hazard.	1 EA	Safety	A heat shield should be installed over the radiator.	Maintenance		
2nd Floor Stairwell Doors (Cottage St.)	Three missing panes of glass were noted on one of the stairwell doors.	3 EA	Safety	Replace the missing glass on the doors.	Maintenance		
Counselor's Office	The counselor reported a loose electrical box in her office. This was a verbal report and not verified.	1 EA	Safety	Evaluate and secure the electrical box if needed.	Maintenance		
2nd Floor Stairwell (Cottage St.)	A section of spalling plaster wall was noted.	2 SF	Safety	Remove and stabilize the section of spalling plaster wall.	Facilities		
3rd Floor Hallway outside Room 304	A missing ceiling tile was noted. No signs of leaks or other issues were observed.	1 EA	Point Source	Replace the missing ceiling tile.	Facilities		
Hallway outside Room 303	The bubbler head on the drinking water fountain was leaking.	1 EA	N/A	Replace the bubbler head on the drinking water fountain.	Maintenance		
Room 301	A cracked pane of glass was noted in the door. It was taped to prevent it from breaking apart.	1 EA	Safety	Replace the cracked pane of glass in the door.	Maintenance		
Room 301	A missing ceiling tile was noted. No signs of leaks or other issues were observed.	1 EA	Point Source	Replace the missing ceiling tile.	Facilities		
Room 301	The teacher reported the windows are very drafty and don't completely close.	N/A	Ventilation	The windows should be evaluated and repaired if they are not closing properly.	Facilities		
Room 305	Broken electrical outlets were observed in the room. These outlets were reported as "hot" and is a potential hazard.	3 EA	Safety	Evaluate and repair the electrical outlets in this room.	Facilities		
3rd Floor Hallway Gillespie St. Side	The drinking water fountain was not operational.	1 EA	N/A	Repair the drinking water fountain.	Maintenance		
2nd Floor Men's Room	A section of damaged plaster ceiling was observed above the stall. No active leaks were observed at the time.	2 SF	Point Source	Repair the damaged section of plaster.	Maintenance		

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Small hallway leading to the 2nd floor Men's Room	A section of spalling plaster wall was noted.	4 SF	Point Source	Remove and stabilize the section of spalling plaster wall.	Facilities		
Room B-4	Water stained 1'x1' ceiling tiles were noted from an old leak.	10 SF	Point Source	The water stained 1'x1' ceiling tiles should be replaced.	Maintenance		
Room B-4	The radiator in this room doesn't have a heat shield. It's within student reach and is a potential burn hazard.	1 EA	Safety	A heat shield should be installed over the radiator.	Maintenance		
Auditorium	A few of the auditorium seats were missing their backs.	4 EA	Safety	Replace the missing seat back in the auditorium	Maintenance		
Climate Control	The staff expressed concerns regarding the lack of ventilation in the summer months.	N/A	Ventilation	Determine the status of the house fan system. A plan should be established for reactivation. The B.E. is new to this location and wasn't sure of the operational status.	OEMS		

Notes:

- 1) The AHERA Management Plan indicated the plaster walls and ceilings in the classrooms and hallways were sampled and found NOT to contain asbestos.
- 2) The AHERA Management Plan indicated the plaster walls and ceiling in the auditorium were not sampled and remains an assumed material.

**Signature:** 