

**School/Facility:** Veterans Elementary  
**Location:** Bulkhead at Bottom of Stairwell Across from Gymnasium  
**Date of IEQ Report Form:** February 2, 2017  
**Date(s) Investigated:** February 8, 2017  
**Date of Report:** March 27, 2017

**IEQ Concern:**

Water staining and rust around and on access panel within the bulkhead.

**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:**

- The bulkhead at bottom of stairwell across from the gym has two access panels with the one to the right showing signs of rust and stained drywall at one corner.
- The stain was dry (no recent rain).
- A dried out bucket under piping and a drywall cutout (installation of the second panel) were observed on the backside of bulkhead.
- Pipe insulation above was stained (not mold growth) from leaching of materials that had been wetted at one time.
- Pipes believed to be conduits serving roof top ventilation units were observed going through metal decking.

**Corrective Actions:**

- Building Services primed and painted the drywall and hatch.