

DRAFT Table 1
Areas of Concerns
Rippowam Middle School
381 High Ridge Road
Stamford, Connecticut

Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Response Actions	Photograph(s)
AOC-01	Media Center	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles by Skylights, Right Rear, Center Area (120 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-02	Media Storage	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-03	Tape Storage	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-04	Teacher Workroom	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in Multiple areas (60 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-05	Professional Library	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in Multiple areas (30 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-06	AV Room	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in Rear Area (35 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-07	Classroom 219	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles by Windows (8 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-08	Classroom 218	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in Right Rear Area (70 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-09	Girl's Restroom	Dust Loading on Exhaust Vent	Moderate to Heavy Dust Loading On Exhaust Grill	Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis		
AOC-10	Men's Staff Restroom	Dust Loading on Exhaust Vent	Moderate to Heavy Dust Loading On Exhaust Grill	Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis		
AOC-11	Women's Staff Restroom	Dust Loading on Exhaust Vent	Moderate to Heavy Dust Loading On Exhaust Grill	Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis		
AOC-12	212C	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		

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AOC-13	Room 212	Water Stained Suspended Ceiling Tile; Roofing Debris	Limited Water Staining on Ceiling Tile. Roofing Debris found on ceiling tile backs in several areas.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-14	Room 211	Roofing debris on Suspended Ceiling Tiles	Roofing Debris found on ceiling tile backs in several areas.	Retain Architect/Engineer to inspect roof and building envelope		
AOC-15	Room 211A	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles at window Area (24 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-16	Custodian Closet	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-17	Boy's Restroom	Dust Loading on Exhaust Vent	Moderate to Heavy Dust Loading On Exhaust Grill	Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis		
AOC-18	Room 207A	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-19	Room 204	Roofing debris on Suspended Ceiling Tiles	Roofing Debris found on ceiling tile backs in several areas.	Retain Architect/Engineer to inspect roof and building envelope		
AOC-20	Room 202	Water Stained Suspended Ceiling Tile; Roofing Debris	Limited Water Staining on Ceiling Tile. Roofing Debris found on ceiling tile backs in several areas.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		19
AOC-21	Room 241	Water Stained Suspended Ceiling Tile	Suspended Ceiling Tile system. Water Stained Ceiling Tiles Front Area and Window Area (32 SF)	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Roof		
AOC-22	Storage By 241	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-23	Room 225C (Book room)	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-24	Room 225A (Office)	Painted over Tiles. Spline System.	Several Replaced Spline Tiles. Approximately 10 SF of Painted over Water Staining.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-25	Conference Room 225	Missing Ceiling Tiles. Spline Ceiling	Approximately 5 Missing Spline Ceiling Tiles. Potential Roof Leak.	Retain Architect/Engineer to inspect roof and building envelope		
AOC-26	Boy's Restroom	Dust Loading on Exhaust Vent	Moderate to Heavy Dust Loading On Exhaust Grill	Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis		

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Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Response Actions	Photograph(s)
AOC-27	Classroom 229	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in Several Areas	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-28	229/231 Prep	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in Several Areas	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-29	Classroom 231	Multiple Replaced Tile	Several Replaced Spline Tiles.	Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-30	Classroom 232	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles at window Area (90 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-31	Girl's Restroom	Dust Loading on Exhaust Vent	Moderate to Heavy Dust Loading On Exhaust Grill	Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis		
AOC-32	Custodian Closet	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-33	Classroom 236	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in Front Area (20 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-34	Classroom 238	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in Center and Window Areas (60 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-35	Storage by 238	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles Throughout Room.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		20
AOC-36	AP Office (244)	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		

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AOC-37	Suite 243	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in Rear Office Area (25 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-38	Suite 242	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in Rear Area (2 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-39	Classroom 227	Water Stained Suspended Ceiling Tile; Roofing Debris	Limited Water Staining on Ceiling Tile. Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		18
AOC-40	Classroom 228	Roofing Debris	Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-41	Classroom 230	Roofing Debris	Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-42	Science Storage Room Between 230 and 233	Stained spline ceiling tiles (2 Swabs Collected)	Ceiling is an interlocking spline system. It appears stains were caused by roof tar seeping through Tectum panels and dripped onto spline ceiling tiles. Swabs indicated "Rare" Concentrations of Aspergillus/Penicillium, Cladosporium, and Myxomycetes.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		11, 12, 13
AOC-43	Classroom 233	Multiple Types of Staining on Suspended Ceiling Tile; Roofing Debris	Approximately 8 Ceiling Tiles with Water/Tar/Debris Staining. Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		17
AOC-44	Classroom 234	Multiple Types of Staining on Suspended Ceiling Tile; Roofing Debris	Approximately 8 Ceiling Tiles with Water/Tar/Debris Staining. Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-45	Classroom 235	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in Several Areas (100 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-46	AP Office (Between 235 and 237)	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles Throughout Front and Center (80 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		

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AOC-47	Classroom 237	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in Multiple Areas (30 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-48	Classroom 239	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles by Right Window (2 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-49	Classroom 201	Roofing Debris	Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-50	Classroom 203	Roofing Debris	Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-51	Classroom 205	Water Stained Suspended Ceiling Tile; Roofing Debris	Limited Water Staining on Ceiling Tiles (2 Tiles). Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-52	Classroom 206	Water Stained Suspended Ceiling Tile; Roofing Debris	Limited Water Staining on Ceiling Tiles (1 Tile). Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-53	Classroom 207	Multiple Types of Staining on Suspended Ceiling Tile; Roofing Debris	Approximately 16 Ceiling Tiles with Water/Tar/Debris Staining. Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-54	Classroom 208	Multiple Types of Staining on Suspended Ceiling Tile; Roofing Debris	Approximately 16 Ceiling Tiles with Water/Tar/Debris Staining. Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-55	Classroom 209	Multiple Types of Staining on Suspended Ceiling Tile; Roofing Debris	Approximately 5 Ceiling Tiles with Water/Tar/Debris Staining. Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		

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AOC-56	Classroom 210	Multiple Types of Staining on Suspended Ceiling Tile; Roofing Debris	Approximately 11 Ceiling Tiles with Water/Tar/Debris Staining. Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-57	Classroom 213	Multiple Types of Staining on Suspended Ceiling Tile; Roofing Debris	Approximately 11 Ceiling Tiles with Water/Tar/Debris Staining. Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-58	Classroom 214	Multiple Types of Staining on Suspended Ceiling Tile; Roofing Debris	Approximately 12 Ceiling Tiles with Water/Tar/Debris Staining. Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-59	Classroom 215	Multiple Types of Staining on Suspended Ceiling Tile; Roofing Debris	Approximately 3 Ceiling Tiles with Water/Tar/Debris Staining. Roofing Debris found on ceiling tile backs in several areas. Water Staining on Tectum Roof Decking.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope		
AOC-60	Classroom 216	Water Stained Spline Ceiling (Painted over)	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Painted over Water Stained Ceiling Tiles in Limited Areas	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-61	Classroom 217	Water Stained Spline Ceiling (Painted over)	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Painted over Water Stained Ceiling Tiles in Limited Areas	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-62	Classroom 220	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles by windows (3 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-63	Classroom 221	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in Front and by Window (16 SF). Center area already replaced.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-64	Classroom 222	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles by entrance, front area, and window area (55 SF). Buckled Spline by Teacher's Desk.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		

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AOC-65	Classroom 223	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles by Center, Front, and Teacher's Desk area (75 SF).	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-66	Classroom 224	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles by Center and Front Areas (100 SF).	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		21
AOC-67	Classroom 226	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Several Replaced Tiles. Water Stained Ceiling Tiles in all areas except window area (200 SF).	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-68	2nd Floor Corridors	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-69	Classroom 24C	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-70	Room 124 (Home Economics)	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-71	Room 126 (Dental Hygienist)	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-72	Room 127 (Computer Lab)	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-73	Room 101 (Computer Classroom)	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-74	Room 103 (Computer Classroom)	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-75	Room 105 (Computer Classroom)	Water Stained Suspended Ceiling Tile	Suspended Ceiling Tile system. Water Stained Ceiling Tiles by Rear of Room (20 SF)	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Roof		

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AOC-76	Classroom 106	Water impacted/stained spline ceiling tiles.	Interlocking spline system. No access above ceiling tiles. Water stained ceiling predominantly to the north end of the room.	Conduct selective demolition of ceiling to assess areas above ceiling mold growth and/or water intrusion. Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.	Selective demolition was conducted and above ceilings inspected at locations where water staining was most concentrated on ceiling tiles. Observed heavy rust at exterior vent and on metal support beams and water staining on wood supports. Roof deck is made of tectum decking. No visible mold growth was observed. Remove and replace remaining stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.	1, 2, 3, 4, 17
AOC-77	Classroom 107	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles by Window Areas (13 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-78	Classroom 108	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-79	Classroom 109	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-80	Classroom 110	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-81	Classroom 113	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles by Window Areas (4 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-82	Classroom 114	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-83	Classroom 115	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles Right Side of Room (4 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-84	Room 116A	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-85	Classroom 116	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-86	Classroom 118	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		

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AOC-87	Classroom 120	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles Left and Rear Areas (12 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-88	Classroom 121B	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles Right and Rear Areas (15 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-89	Classroom 123	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-90	Classroom 123B	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in Several Areas (72 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-91	Classroom 123A	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-92	Girl's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-93	East Cafeteria	Black Staining on Wall (Swab Collected)	Black Suspected Mold Growth on Gypsum Wall in corner; high on window envelope; Swab Indicated Rare Concentrations of Basidiospores, Pithomyces, and Nigrospora and High Concentrations of Hyphal Fragments.	Remove Stained Gypsum wall section (Replace when leak is located/corrected); Retain Architect/Engineer to inspect adjacent window system and/or façade.		
AOC-94	Kitchen	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-95	Cyber Cafeteria	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-96	Storage by Cyber Cafeteria	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-97	Girl's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-98	Boy's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-99	Art Room (125)	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles by Closets (15 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-100	Health Center	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-101	Electrical Room	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		

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AOC-102	Nurses' Suite by Main Office	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-103	Main Office	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-104	Principal's Office	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-105	Storage by Principal's Office	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in center/rear (24 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-106	Dark Room	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-107	Book Room	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in Limited Areas (12 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-108	Art Studio (122)	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in Center Areas (30 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-109	Boy's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-110	Guidance Office Suite	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in majority of room (160 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-111	Classroom 102	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-112	Classroom 104	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-113	Classroom 104A	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles Left Wall (6 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-114	Girl's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		

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AOC-115	Classroom 107A (Teacher's Room)	Small water stain on 2'x4' suspended ceiling tile	Suspended ceiling grid system. One small area of stained ceiling tile. 0% moisture reading. No plumbing pipes directly above stain. No indications of leaks caused by faulty windows. Comfort parameter readings were within established ranges. Custodian indicated in years past, water was observed leaking in from the school windows during heavy rains, but does not happen now.	Conduct selective demolition of ceiling to assess areas above ceiling mold growth and/or water intrusion. Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect building envelope	Selective demolition was conducted and above ceilings inspected at locations where water staining was most concentrated on ceiling tiles. Observed heavy rust on metal deck and some water intrusion was observed at deck seams. No visible mold growth was observed. Remove and replace remaining stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.	7, 18-20
AOC-116	Classroom 111	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles Left Rear Area (100 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-117	Classroom 112	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-118	Nurses' Suite by 112	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-119	Staff Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-120	Boy's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-121	Classroom 117	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-122	Classroom 119	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-123	Elevator Machine Room	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-124	Storage by Room 129B	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-125	Room 129B	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-126	Room 129	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-127	Apples Main Office Suite (95D)	Water Stained Suspended Ceiling Tile	Suspended Ceiling Tile system. Water Stained Ceiling Tiles by Rear of Room (8 SF)	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Roof		

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AOC-128	Apples Pre-School - Assessment Room (95)	Water impacted/stained spline ceiling tiles.	Ceiling is an interlocking spline system. Ceiling height is approximately 15'-18' high. No access above ceiling tiles. Water stained ceiling predominantly to the north end of the room. No visible stains or indications of leaks around windows. Comfort parameter readings were within established ranges. Custodian indicated in years past, water was observed leaking in from the school windows during heavy rains, but does not happen now.	Conduct selective demolition of ceiling to assess areas above ceiling mold growth and/or water intrusion. Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.	Selective demolition was conducted and above ceilings inspected at locations where water staining was most concentrated on ceiling tiles. Observed heavy rust at exterior vent and on metal support beams and water staining on wood supports. Roof deck is made of tectum decking. No visible mold growth was observed. Remove and replace remaining stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to	1, 2, 3, 4, 17
AOC-129	Men's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-130	Women's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-131	Classroom 94A	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-132	Boy's Auxiliary Gym	Water Staining at Skylight Areas	Limited Water Staining on Sheetrock at each Skylight. Envelope Areas have limited staining on vertical surfaces. Rust on Metal Ceiling Panels.	Remove Stained Gypsum skylight envelope portions (Replace when leak is located/corrected); Retain Architect/Engineer to inspect skylights and roof for active leaks.		
AOC-133	Girl's Auxiliary Gym	Water Staining on Metal Ceiling System	Rust and Staining on Metal Ceiling Panels	Retain Architect/Engineer to inspect roof and above metal ceiling for active leaks.		
AOC-134	Boy's Locker Room and Storage Rooms	Major roof leaks above ceiling areas	Water intrusion observed in ceiling areas likely caused by roof leaks.	Conduct selective demolition of ceiling to assess areas above ceiling mold growth and/or water intrusion. Monitor area for new water leaks. Retain Architect/Engineer to inspect building envelope		
AOC-135	Girl's Locker Room and Storage Rooms	Major roof leaks above ceiling areas; Dirty Vents (Swab Collected)	Heavy Dust/Debris Loading on Supply Air Diffusers. Water intrusion observed in ceiling areas likely caused by roof leaks. Swab indicated "Rare" Concentrations of Ascospores, Basidiospores, and Hyphal Fragments and "Low" Concentrations of Myxomycetes and Pithomyces.	Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis. Conduct selective demolition of ceiling to assess areas above ceiling mold growth and/or water intrusion. Monitor area for new water leaks. Retain Architect/Engineer to inspect building envelope		24
AOC-136	Old Home and Visiting Team Locker Rooms	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-137	Men's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-138	Women's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		

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AOC-139	Gymnasium	Major roof leaks along South & North walls. Dirty Air Shafts within Block Wall	Sloped roof. 3 areas of water stains and delaminated paint. Custodian indicated areas are repainted every 2-3 years. Water stained metal ceiling deck. Dust, dirt, and possible mold exists within air shaft. Shafts are accessible from mechanical room above.	Repair and repaint damaged and stained areas once water intrusion is located & corrected. Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope. Clean air shafts to improve air quality flowage		8, 9, 10
AOC-140	Custodian Offices/Repair Shop Suite	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-141	General Storage	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-142	Outdoor Storage	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-143	First Floor Corridors	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-144	Apples Passage	Water Staining and Damaged Soffit	Water Stained and Damaged Gypsum Soffit at Storefront window systems (both sides)	Remove Gypsum soffit areas (Replace when leak is located/corrected); Retain Architect/Engineer to inspect window system and roof.		23
AOC-145	Gym Area Passage	Water Staining and Damaged Soffit	Water Stained and Damaged Gypsum Soffit at Storefront window systems (both sides)	Remove Gypsum soffit areas (Replace when leak is located/corrected); Retain Architect/Engineer to inspect window system and roof.		
AOC-146	Auditorium North Passage	Water Staining and Damaged Soffit	Limited Water Stained and Damaged Gypsum Soffit at Storefront window systems (both sides)	Remove Stained / Damaged Gypsum soffit areas (Replace when leak is located/corrected); Retain Architect/Engineer to inspect window system and roof.		
AOC-147	Auditorium South Passage	Water Staining and Damaged Soffit; Black Suspect Mold Growth on Base Areas (Swab Collected)	Severasl Water Stained and Damaged Gypsum Soffit at Storefront window systems (both sides); Black Mold Growth on Base by Stairs and School Entry area. Swab indicated "Medium" Concentrations of Stachybotrys/Memnoniella and "Low" Concentrations of Hyphal Fragments.	Remove Base Gypsum Board on North Side of Passage, Remove Stained / Damaged Gypsum soffit areas (Replace when leak is located/corrected); Retain Architect/Engineer to inspect window system and roof.		25
AOC-148	Auditorium Lobby	Staining at Window System down to Floor and Base Area	Water Staining throughout upper areas of Window System. Black Mold Growth on Gypsum board behind cove base. Floor areas around windows and doors are worn. Original sealant is worn away and area is now covered with floor wax.	Remove and replace "knee wall" gypsum system full length of courtyard face (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect windows, doors and building envelope		14, 15, 26
AOC-149	Music/Auditorium Corridor	Floor area around windows and doors. Stained suspended ceiling tiles.	Floor areas around windows and doors are worn. Original sealant is worn away and area is now covered with floor wax. Ceiling tiles above windows are stained. Stains are dry. 0% moisture reading. Custodian indicated that water puddles form around the doors in the lobby during heavy rains.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect windows, doors and building envelope		16

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AOC-150	Women's Lower Restroom	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in Stairwell (40 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-151	String Room (90B)	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-152	Room 90A	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-153	Boy's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-154	Girl's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-155	Custodian Closet	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-156	Storage by Girl's Restroom	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-157	Choral Room (90)	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-158	Choral Practice Room A	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-159	Choral Practice Room B	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-160	Choral Practice Room C	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-161	Choral Storage	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-162	Music Office	Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in in Center and Rear of Room (180 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		22
AOC-163	Band/Orchestra Room 91	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-164	Band Practice Room A	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-165	Band Practice Room B	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-166	Band Practice Room C	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-167	Band Storage 1	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		

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AOC-168	Band Storage 2	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-169	Band Storage 3	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-170	Band Director Room 92	Limited Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in Rear of Room (2 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-171	Storage by Band Director	Limited Water Stained Spline Ceiling	Interlocking spline system. No access above ceiling tiles. Water Stained Ceiling Tiles in Rear of Room (12 SF)	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-172	Tech Room 93	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-173	Control Room	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-174	Organ Room	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-175	Stage Storage	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		
AOC-176	Lower Men's Restroom	Water Damaged Plaster	Limited Water Damage / Flaking paint on Plaster in Restroom Area.	Remove water damaged plaster portions (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.		
AOC-177	Ticket Booth	No Abnormal Conditions Found at the Time of the Assessment	N/A	Conduct Periodic Surveillance		

