



Maricopa County
 Environmental Services Department
 Environmental Health Division
 School Building and Grounds Inspection Report

Date: 9/16/2014
 Time: 3:41:00 PM
Complaint Response
 Permit ID: NF-01287
 Expires: 7/31/2015

Business Name:	Terramar Elementary School #23	Permit Type:	School Grounds
Business Address:	7000 W Happy Valley Rd , Peoria, AZ 85027	Permit Location:	
Phone Number:	(602) 467-6700		
Owner Name:	Deer Valley Unified School District #97		
Mailing Address:	18400 N 51st Ave Facilities		
Repeat Violations:		Future Action:	
Category:	Public		

Based on this inspection, the issues/ items listed below identify violations of the Maricopa County Environmental Health Code. Failure to comply with the Code may result in permit suspension, permit revocation, Notice of Violation and Demand for Compliance, Cease and Desist, citation or referral to the County Attorney's Office. For additional compliance assistance, please contact the inspector listed below or their supervisor. If violations were noted on a previous inspection and have been corrected, legal enforcement action may already have been initiated and will continue. Violations found on any inspection may be used to determine a pattern of non-compliance.

Comments:

This inspection was done as a result of a citizen's complaint. No evidence was found to support the allegations made in the complaint. Per school principal and district facilities manager, the school has been undergoing remediation for water leakage that has affected the eastern most buildings, east facing classrooms (several north facing rooms experienced minimal leaking from window sills). Per district facilities manager and professional remediation contractor, air samples had been taken of exterior of building and interior - the results found showed higher levels of mold spores outside of building and lower levels, with respect to outside levels, inside affected classrooms. Facilities manager also provided samples of mold test conducted and both tests passed, thus showing no mold in most severely damaged rooms. Rooms with water damage were observed under construction, which included: replacement of dry wall around all windows and 2-foot portion on bottom's of eastern walls. Insurance representative stated specially drywall has been installed to prevent moisture within walls and damage to drywall if further issues arise. As for source of problem, facilities manager provided test results of water infiltration tests and all tests revealed water is seeping into cracks/crevices from exterior portion of building; this is the most conclusive evidence that points to source of problem. Currently district is exploring permanent solutions to seal block exterior walls so as to prevent future seepage into interior walls. District manager also confirmed there was no damage present from roof top - no upper wall damage observed in second story of school building classrooms. Methods, testing/sampling, and finishes for remediation observed during inspection appear to be in compliance with EPA's Mold Remediation in Schools and Commercial Buildings Guidelines. Moisture/Humidity levels, per insurance representative, are continuously being monitored as well. School children have been removed from facility during remediation and will return upon completion of work. All rooms appear to be near completion of remediation. No County legal action will result from this inspection.

Received By: _____

Environmental Health Specialist:

Andres Martin, R.S
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