Appendix H: Indoor Environmental Inspection: Ops Division

The following excerpts the Summary of Significant Findings and Recommendation found in the Your Healthy House "Environmental Inspection" conducted in November 2006 for the Ops Division building.

1. Mould growth found in the upstairs conference room and front office have significantly elevated levels that require attention.

2. Several failure points within the roof are allowing water to enter the building. The roof must be fixed before any interior remediation takes place.

3. Eavestrough in the back of the building has failed and is allowing water in the building at the top of the wall. The excess water is now pooling at the back of the building. The trough should be repaired.

4. The window openings around the building have failed caulking around the window and the trim. This should be re-caulked.

5. The bay doors frames have all shifted from the wall system exposing insulation to the outside. This should be properly repaired.

6. The bay area has no ventilation to draw out the combustion gases and diesel fuel odours. This would be the ideal recommendation.

7. The office and other rooms in the building would benefit from a positive air pressure to help keep combustion gases out of the staff spaces. This would require a mechanical ventilation system for these rooms.

8. The open access to the cistern may be an air quality issue, as there is a potential for bacterial growth. I recommend testing the water and sealing up access.

9. The chemicals in the shop area will off gas. I recommend removing those, which you do not need, and isolating the rest in a cabinet.

10. The bathroom fans do not vent outside. The moisture created could create a potential for mould growth. I recommend venting outside.

11. The locker room will be filled with various odours and chemicals. I recommend a ventilation fan in this room to flush it out.

12. Carbon monoxide levels should be monitored within the bay area.

13. Grading around the building should slope away from the foundation. There were a few areas where this was not the case.

14. Insulation is punctured in various locations throughout the building. It would be advisable to seal up all the holes throughout the building.