



**Always ready. Always there.**

September 28<sup>th</sup>, 2019

Operations Department  
School District #83  
5911 Auto Rd. SE  
Salmon Arm, BC V1E 2X2

Attention: Trevor Bettcher  
Operations Manager

Re: Parkview Elementary  
Sicamous, BC

Good Afternoon Trevor,

Per our discussion, please see attached below our report of findings at the above mentioned school.

We were initially called out this past September 13<sup>th</sup> to address an issue of an odour in the school and to investigate and hopefully provide an opinion the cause. Based on the recent weather, it was assumed that the likely cause would be water related. We dispatched one of our water technicians, Kendall Kinnear to the site and had additional air scrubbing equipment sent up from our Vernon facility.

On our initial inspection, we noted that there was a noticeable odour in the west wing of the school. We checked attic spaces, walls and crawlspaces for moisture using both moisture meters and infrared cameras. We did find some residual moisture in a crawlspace area below the stock room however, this was only a small 3'x3' area. It was treated with a recommended anti-microbial (Benefact). We could find no source of water or moisture in any of the areas we checked.

On September 16<sup>th</sup>, we re-attended the school. I met with Glynn Warnica on site along with our technician Kendall Kinnear. There was still an odour in the west wing so we did a further check around and could not find anything. The odour appeared to be in the west wing hallway. We checked the crawlspaces below and could not detect any odour there or any source water ingress. I requested some additional air scrubbers be brought up. In our discussions, we brought up VOC's and I contacted Apex EHS Services for recommendations for an Industrial Hygienist. I passed this information on to Glynn Warnica. We also suggested setting up negative air to aid in air quality improvement. In reviewing possibilities, we also discussed the possibility of a vent pipe or drain being disturbed as a

result of the roof being replaced in a section of the school. It is my understanding this was checked.

Our technician attended on September 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> to empty the receptacle used for collecting water from our dehumidifier and as well to check on air scrubbing equipment.

On September 20<sup>th</sup>, we were advised that the school was going to be closed down and were requested to turn off our dehumidifier so that we could minimize our entering the school till further notice.

On September 24<sup>th</sup>, we were advised that the results from the VOC testing came back with no high levels of anything of concern. I, along with my technician Kendall Kinnear, met on site with Glynn Warnica to reconvene on the issues of the school. On investigating the west wing, we could no longer detect any odour. I suggested we turn off the negative air and the air-scrubbers to see if anything would reappear in a few days with the equipment off. We walked the complete building to get an overall sense of the building condition. Nothing was apparent. We inspected the crawlspace below the hot water tank and noted that there was some damp sand in areas. It was decided that we would have the crawlspaces throughout the school checked again. There was no odour present at that time. I organized one of our technicians and a labour person to attend on Friday September 27<sup>th</sup>, to do this inspection.

We attended the school Friday September 27<sup>th</sup>. In attendance were Glynn Warnica, Trevor Bettcher, Marlo Magee, our water technician, Seth Krick – labourer and myself. In addition, I asked one of our other Project Managers, Shane Petit, who has many years of experience as a water tech to attend as well. He arrived on site shortly after us.

Marlo Magee and Seth Krick did a complete inspection on the all crawlspaces in the building. With the exception of a few small/minor dribbles through concrete areas, there was no issue with water or odour in any of the crawlspaces.

Shane Petit and I walked the complete building. There were no offensive odours noted in any area. Each class room would have it's own distinctive smell depending on what the class room was used for. Art rooms would have a faint smell of paint. Kitchens would have a faint smell of tea or other food stuffs in the cupboards. An adjoining area off the gym smelled of rubber due to the natural material used on the floor. Some class rooms with site built cabinets smelled of wood.

In the west wing, with the air scrubbing equipment and the negative air turned off from our previous site visit 2 days prior, we found no residual odour.

We elected to leave the equipment off in case VOC testing was going to be done in this area again and we did not want to have the area ventilated to skew the test results.

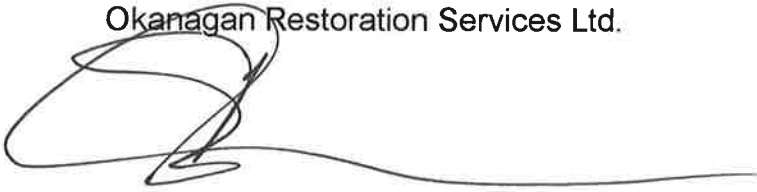
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We await further instruction.

Should you have any questions or concerns regarding the above, please feel free to contact me at your earliest convenience.

Regards,

Okanagan Restoration Services Ltd.

A handwritten signature in black ink, appearing to be 'Les Brandt', with a long horizontal line extending to the right.

Les Brandt  
Sr. Project Manager