

Office of the Adequate Education Suruhanu
126 Ricardo J. Bordallo Governor's Complex, Adelup
P.O. Box 2950 Hagatna, Guam 96932

Telephone: (671) 475-9130 · Fax: (671) 477-4826
Email: educationsuruhanu@guam.gov
Web Address: www.guamlegislature.com



Dominic Terlaje
Education Suruhanu

April 6, 2010

To: Superintendent of Education
From: Education Suruhanu
Subject: Maria Ulloa Elementary School Inspection

30-10-0300
11-~~11~~ 4/07/10

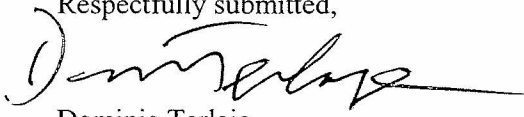
Dear Dr. Bretania Underwood:

Attached to this memorandum is an inspection report identifying discrepancies discovered during an inspection of the Maria Ulloa Elementary School campus that occurred on April 6, 2010. The inspection was conducted by my office only. During the course of this inspection, it was discovered that some of the discrepancies discovered are repeat violations from the July 2009 inspection report that have yet to be corrected such as the self closing door devices that are either missing or in disrepair and the plexi glass that is in disrepair or not properly secured to the window frame. Repeat violations discovered in a subsequent regulatory inspection could result in negative consequences. Please be advised that any outstanding work requests submitted by the school requesting for repairs to be made should be addressed and rectified in a timely manner including any and all citations listed in any inspection report.

I strongly recommend that GDOE address all the discrepancies identified in the OES inspection report and rectify them immediately in order to come into compliance with the various regulatory agency codes, with various provisions of the 14 Points of P.L. 28-45, and/or with any other applicable laws or rules. In addition, I highly recommend that any outstanding discrepancies contained in the July 2009 regulatory inspection reports be addressed immediately. Because not all the classrooms or school facilities were inspected, GDOE is highly encouraged to asses all other classrooms and school facilities in order to identify any other discrepancies and perform the necessary corrective action.

Please submit to my office, in writing, GDOE's plan to rectify each of the discrepancies identified in the inspection report, including but not limited to the measures taken or to be taken to rectify each discrepancy and the time frame in which any such discrepancy would be rectified. Please submit such requested information to my office immediately.

If you have questions, please do not hesitate to contact my office.

Respectfully submitted,

Dominic Terlaje

2010 APR 12 PM 1:50
edm

Attachment: Inspection Report

cc: Honorable Speaker, 30th Guam Legislature
Billy Cruz, GDOE Facilities and Maintenance Manager (via email)
Chairman, GEPB
Maria Ulloa Elementary School Principal (via email)

Government of Guam
Office of the Education Suruhanu (OES)
School Inspection Report

PUBLIC LAW 28-45: 14 POINTS COMPLIANCE

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| School Representative: Ms. Gabriel, Principal, Ms. Muth, Assistant Principal Date of Inspection: April 6, 2010 Weather Condition: Sunny and warm. Student population: 672 (Males: 344) (Females: 328) | Name of School: MA Ulloa Elementary School |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|

| No. | Location | 14 Pt. | Type of Citation: PH=DPHSS, F=Fire Dept, E=EPA, S=Suruhanu | Citation Date | D e m e r i t s | Description of Finding | Comments | Recommendations |
|-----|--------------------------------------|--------|------------------------------------------------------------------------|---------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Girls 4th grade common use restroom. | i & l | S | 4/6/10 | N/A | Observed the following: Paper towel dispenser not properly secured to the wall; Toilet tissue dispensers rusted or in disrepair and tissue holders missing. No fixed soap dispenser (hand pump soap dispenser is provided). | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. P.L. 28-45 § 4 (12) (i) requires schools to provide proper sanitation including clean restrooms. The School Sanitation Code (the SSC) requires all sanitary supplies and their dispensers to be provided in the restrooms and made available at all times. The SSC allows for the use of a heated air hand-drying device in place of single-service towels. The SSC also requires all sanitary dispensers to be in good repair. The SSC requires all areas to be maintained in a clean, safe, and sanitary condition and kept in good repair. According to DPHSS, hand pump soap dispensers are only a temporary measure - permanent soap dispensers must be provided. | Repair, replace, and/or install any and all necessary sanitary dispensers in order to come into compliance with the law. Student restrooms must be provided with sanitary supplies and placed within the proper dispenser at all times throughout the entire school day. A restroom without sanitary supplies could present various health concerns for students. DOE must exhaust all efforts to ensure that sanitary supplies are provided and made available in all student restrooms and that restrooms remain clean and sanitary throughout the entire school day. School personnel including office staff should be required to perform restroom monitoring. An effective method of monitoring restroom activity must be developed and implemented accordingly to ensure that the restrooms remain in a clean and sanitary condition and kept in good repair at all times. |

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| Boys 4th grade common use restroom. | 1 | S | 4/6/10 | N/A | Observed the following: Toilet tissue dispensers missing or in disrepair. No fixed soap dispenser (hand pump soap dispenser is provided). | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. P.L. 28-45 § 4 (12) (i) requires schools to provide proper sanitation including clean restrooms. The SSC requires all sanitary supplies and their dispensers to be provided in the restrooms and made available at all times. The SSC also requires all sanitary dispensers to be in good repair. The SSC requires all areas to be maintained in a clean, safe, and sanitary condition and kept in good repair. According to DPHSS, hand pump soap dispensers are only a temporary measure--permanent soap dispensers must be provided. | Repair, replace, and/or install any and all necessary sanitary dispensers in order to come into compliance with the law. Student restrooms must be provided with sanitary supplies and placed within the proper dispenser at all times throughout the entire school day. A restroom without sanitary supplies could present various health concerns for students. DOE must exhaust all efforts to ensure that sanitary supplies are provided and made available in all student restrooms and that restrooms remain clean and sanitary throughout the entire school day. School personnel including office staff should be required to perform restroom monitoring. An effective method of monitoring restroom activity must be developed and implemented accordingly to ensure that the restrooms remain in a clean and sanitary condition and kept in good repair at all times. |
| Various classrooms | 1 | S | 4/6/10 | N/A | Observed wire being used to secure light fixture cover to the light fixture. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires school equipment to be safe and kept in good repair. | Light shields should be properly secured to light fixtures in order to come into compliance with the law. In the alternative, remove light fixture cover and insert protective sleeves over light bulbs. |

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| | 3rd grade boys restroom | 1 | S | 4/6/10 | N/A | Missing door knob on entry door. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires school equipment to be safe and kept in good repair. | Install appropriate door knob immediately in order to come into compliance with the law. |
| | Electrical room #1 | 1 | S | 4/6/10 | N/A | Wood door in disrepair. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires doors to be kept clean and in good repair. The SSC requires all areas, facilities, and equipment to be maintained in a clean and safe condition and kept in good repair. <u>Note:</u> a work request has been submitted reporting the problem since September 2009 and follow ups have been conducted. | Repair and/or replace door immediately in order to come into compliance with the law. |
| | Corner of wall outside 101 | 1 | S | 4/6/10 | N/A | Exposed re-bar and chipped concrete. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires walls and ceilings to be kept clean and in good repair. | Address and rectify immediately in order to come into compliance with the law. |
| | Outside 103 | 1 | S | 4/6/10 | N/A | A/C drip water draining onto walk way creating possible slip and fall hazard. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires floors to be kept clean and maintained. The SSC requires mechanical ventilation (A/C units) to be properly maintained. | Address and rectify immediately in order to come into compliance with the law. Presence of water continuously draining onto hallway floors where students travel should be addressed and rectified immediately in order to prevent possible slip and fall injuries. |

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Date of Inspection: April 6, 2010

Weather Condition: Sunny and warm.

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| Outside 104 | 1 | S | 4/6/10 | N/A | A/C drain pipe in disrepair causing water to drain onto walkway creating possible slip and fall hazard. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires floors to be kept clean and maintained. The SSC requires mechanical ventilation (A/C units) to be properly maintained. | Address and rectify immediately in order to come into compliance with the law. Presence of water continuously draining onto hallway floors where students travel should be addressed and rectified immediately in order to prevent possible slip and fall injuries. |
| Various classrooms | f & l | S | 4/6/10 | N/A | Observed that various A/C units were not working or not cooling properly. NOTE: observed excessive build up of dust on many of the A/C filters. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires school equipment to be maintained, kept clean, and in good repair. The SSC requires that ventilation shall be adequate to provide proper circulation of needed air within a room by either windows or mechanical ventilators. The SSC requires that when mechanical ventilation is provided, it shall be kept clean and in good repair. Public Health considers temperatures above 85 ° F inadequate. In the event a classroom temperature measures above 85 ° F, Public Health may require the closure of such room until such measures can be taken to improve air circulation so that the room temperature can be adequately maintained. | Ventilation through mechanical or natural means must be improved in order to come into compliance with the law. Additional fans or other mechanical devices should be provided in the event the A/C unit cannot be repaired immediately. A/C unit filters should be cleaned on a regular and ongoing basis or as necessary. DOE must respond timely to reports of such discrepancies in order to ensure the continued operation of such facility. If conditions cannot be improved immediately, the students will need to be relocated to a more suitable room as necessary. Additional A/C vendors should be contracted in order to adequately address the numerous A/C problems reported. Four different A/C vendors should be contracted with a different vendor being assigned to a particular school district. |

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| 301 | f & l | S | 4/6/10 | N/A | A/C unit not working properly. Observed excessive build up of dust on the filters. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. Room temperature measured 80 °F with a relative humidity of 75% at 12:00 noon with no students present at the time. The SSC requires school equipment to be maintained, kept clean, and in good repair. | Improve the ventilation in room immediately in order to come into compliance with the law. In the alternative, relocate students to a more suitable room. |
| 301 | l | S | 4/6/10 | N/A | Evidence of termites on shelf, wall, and on closet door molding. | . 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires the school building to be free of insects of public health significance. Note: Possible repeat violation as this issue was cited by DPHSS in the July 2009 inspection report. Repeat violations in a subsequent inspection could result in negative consequences. | Remove all evidence of termite activity. Perform appropriate and necessary pest control services as necessary. Frequent monitoring of the campus is necessary in order to quickly address any such vector issues. |
| 5th grade boys restroom 1st floor. | l | S | 4/6/10 | N/A | Observed the following: sink missing, other sink not properly secured to the wall, urinal leaking at the base, no self closing device on entry door. Missing window screen. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires equipment to be in maintained in a clean and safe condition and kept in good repair. Any repeat violations may result in negative consequences. Note: missing self closing device and missing screen are repeat violations from the July 2009 inspection report. Repeat violations found in a subsequent inspection could result in negative consequences. | Repair, replace, and/or install any and all items in disrepair immediately in order to come into compliance with the law. Any repeat violations should be addressed immediately. |

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| | 5th grade girls restroom 1st floor. | 1 | S | 4/6/10 | N/A | Observed the following: Large sink is not properly secured to the wall. The other sinks may also not be properly secured to the wall. Self closing device in disrepair. Missing window screen. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires equipment to be in maintained in a clean and safe condition and kept in good repair. Note: missing self closing device and missing screen are repeat violations from the July 2009 inspection report. Repeat violations found in a subsequent inspection could result in negative consequences. | Repair, replace, and/or install any and all items in disrepair immediately in order to come into compliance with the law. Any repeat violations should be addressed immediately. |
| | 5th grade girls restroom 2nd floor. | 1 | S | 4/6/10 | N/A | Observed the following: self closing device in disrepair, all sinks are not properly secured to the wall. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires equipment to be in maintained a clean and safe condition and kept in good repair. | Repair, replace, and/or install any and all items in disrepair immediately in order to come into compliance with the law. |
| | 5th grade boys restroom 2nd floor. | 1 | S | 4/6/10 | N/A | Observed the following: self closing device in disrepair, paper towel dispenser not properly secured to the wall. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires equipment to be in maintained a clean and safe condition and kept in good repair. | Repair, replace, and/or install any and all items in disrepair immediately in order to come into compliance with the law. |

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| | Various entry doors (Classrooms and Restrooms) | 1 | S | 4/6/10 | N/A | Observed various self-closing door devices either missing or in disrepair. NOTE: Self-closing door devices is a repeat violation from the July 2009 inspection report. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires entry/exit doors to be provided with self-closing door devices and such equipment should be maintained in good repair. Note: Repeat violations found in a subsequent inspection could result in negative consequences. | Repair, replace, and/or install appropriate self-closing door device on such doors immediately in order to come into compliance with the law. Any repeat violations should be addressed immediately |
| | 302 | 1 | S | 4/6/10 | N/A | Evidence of termites on shelf and in closet ceiling. | . 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires the school building to be free of insects of public health significance. Note: Possible repeat violation as this issue was cited by DPHSS in the July 2009 inspection report. Repeat violations found in a subsequent inspection could result in negative consequences. | Remove all evidence of termite activity. Perform appropriate and necessary pest control services as necessary. Frequent monitoring of the campus is necessary in order to quickly address any such vector issues. |
| | Various K-2 classrooms | 1 | S | 4/6/10 | N/A | Observed that paper towel dispensers were not stocked with paper towels. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. P.L. 28-45 § 4 (12) (i) requires schools to provide proper sanitation. The SSC requires all sanitary supplies and their dispensers to be provided at all hand washing facilities used by the students in the K-2nd classrooms. | Ensure that each paper towel dispenser is provided a sufficient supply of the correct type of paper towels at all times. |

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| | Cafeteria | 1 | S | 4/6/10 | N/A | Kitchen floor tiles in disrepair. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The Rules and Regulations relative to Eating and Drinking Establishments requires floors to be clean and maintained in good repair. | Remove and replace all broken tiles immediately in order to come into compliance with the law. |
| | Cafeteria | 1 | S | 4/6/10 | N/A | Inadequate ventilation. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. There is no air conditioning unit[s] or system provided for in the Cafeteria dining area. The SSC requires that ventilation shall be adequate to provide proper circulation of needed air within a room by either windows or mechanical ventilators. Public Health considers temperatures above 85 ° F inadequate. In the event room temperature measures above 85 ° F, Public Health may require the closure of such room until such measures can be taken to improve air circulation so that the room temperature can be adequately maintained. | Ventilation must be improved immediately in the cafeteria dining area when students are present by either providing additional fans or by installing an adequate air conditioning unit or units in order to come into compliance with the law. |
| | Campus | 1 | S | 4/6/10 | N/A | Observed plexi glass in various classrooms not properly secured to window frame or plexi glass in disrepair. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires all windows to be in good repair. | Repair and/or replace any broken plexi glass. Properly secure plexi glass to window frame. Properly securing plexi glass may improve the energy efficiency of the A/C unit. |

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| | 2nd grade boys common use restroom | i & l | S | 4/6/10 | N/A | Observed the following: Both urinals overflowing (possible clogged drain pipe), no soap, 2 P-Traps broken, soap dispensers in disrepair, toilet tissue not mounted in dispenser, no toilet tissue holder, lower portion of the entry door is rusted and has sharp metal edges. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. P.L. 28-45 § 4 (12) (j) requires schools to provide proper sanitation including clean restrooms. The SSC requires all sanitary supplies and their dispensers to be provided in the restrooms and made available at all times. The SSC also requires any sanitary dispensers to be in good repair. The SSC requires doors to be kept clean and in good repair. The SSC requires all areas be maintained in a clean, safe, and sanitary condition and kept in good repair. | Repair and/or replace all items in disrepair immediately in order to come into compliance with the law. The urinal drain system must be addressed immediately. |
| | 2nd grade girls common use restroom | i & l | S | 4/6/10 | N/A | Observed lower portion of entry door is rusted and in disrepair. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires doors to be kept clean and in good repair. Note: A work request has been submitted reporting the problem sometime ago but it has not yet been repaired. Repeat violations found in a subsequent inspection could result in negative consequences. | Repair and/or replace door immediately in order to come into compliance with the law. |

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| 1 | 1st grade boys common use restroom | i & l | S | 4/6/10 | N/A | Observed the following: Both urinals overflowing (possible clogged drain pipe), sink not properly secured to the wall, toilet tissue not mounted in dispenser, no toilet tissue holder, floor drain located near the urinals is not covered, floor drain cover located near far toilet has a hole. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. P.L. 28-45 § 4 (12) (i) requires schools to provide proper sanitation including clean restrooms. The SSC requires all sanitary supplies and their dispensers to be provided in the restrooms and made available at all times. The SSC also requires any sanitary dispensers to be in good repair. The SSC allows for the use of a heated air hand-drying device in place of single-service towels. The SSC requires all equipment to be maintained in good repair. The SSC requires all areas to be maintained in a clean, safe, and sanitary condition and kept in good repair. | Repair and/or replace all items in disrepair immediately in order to come into compliance with the law. The urinal drain system must be addressed immediately. |

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| | 1st grade girls common use restroom | i & l | S | 4/6/10 | N/A | Observed the following: two stall doors closed (door secured with screw) faucet leaking, toilet tissue not mounted in dispenser, missing toilet tissue holder. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. P.L. 28-45 § 4 (12) (i) requires schools to provide proper sanitation including clean restrooms. The SSC requires all sanitary supplies and their dispensers to be provided in the restrooms and made available at all times. The SSC also requires any sanitary dispensers to be in good repair. The SSC requires all equipment to be maintained in good repair. The SSC requires all areas to be maintained in a clean, safe, and sanitary condition and kept in good repair. | Repair, replace, and/or install any and all necessary sanitary dispensers and/or other equipment in disrepair in order to come into compliance with the law. Student restrooms must be provided with sanitary supplies and placed within the proper dispenser at all times throughout the entire school day. A restroom without sanitary supplies could present various health concerns for students. DOE must exhaust all efforts to ensure that sanitary supplies are provided and made available in all student restrooms and that restrooms remain clean, that the equipment is in good repair, and that the restroom is sanitary throughout the entire school day. School personnel including office staff should be required to perform restroom monitoring. An effective method of monitoring restroom activity must be developed and implemented accordingly to ensure that the restrooms remain in a clean and sanitary condition and kept in good repair at all times. |

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| | 8 | i & l | S | 4/6/10 | N/A | Observed the following: paper towel dispenser without paper towels, excessive build up of dust on the A/C filters, wire used to secure light shield to light fixture. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires sanitary supplies be provided in all K-2nd classrooms, and that equipment remain in good repair. | Address and rectify all discrepancies immediately in order to come into compliance with the law. Ensure that the paper towel dispenser is stocked with a sufficient supply of the correct type of paper towels at all times. |
| | 10 | i & l | S | 4/6/10 | N/A | No paper towels in dispenser. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires sanitary supplies be provided in all K-2nd classrooms. | Ensure that the paper towel dispenser is stocked with a sufficient supply of the correct paper towels at all times. |
| | 11 | l | S | 4/6/10 | N/A | Observed that the A/C drip water is draining onto walkway. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires that where mechanical ventilation is provided, it shall be kept clean and in good repair. | Properly determine cause of leak and repair or replace as necessary. |
| | 12 | l | S | 4/6/10 | N/A | Observed the following: No paper towels in dispenser. Restroom entry door lacks self-closing device. Stained ceiling tiles. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires sanitary supplies be provided in all K-2nd classrooms. The SSC requires all entry doors to be self-closing and in good repair. | Address and rectify all discrepancies immediately in order to come into compliance with the law. Ensure that the paper towel dispenser is stocked with a sufficient supply of the correct type of paper towels at all times. Install appropriate self-closing device. |

Government of Guam
Office of the Education Suruhanu (OES)
School Inspection Report

PUBLIC LAW 28-45: 14 POINTS COMPLIANCE

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| School Representative: Ms. Gabriel, Principal, Ms. Muth, Assistant Principal Date of Inspection: April 6, 2010 Weather Condition: Sunny and warm. Student population: 672 (Males: 344) (Females: 328) | Name of School: MA Ulloa Elementary School |
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| No. | Location | 14 Pt. | Type of Citation: PH=DPHSS, F=Fire Dept, E=EPA, S=Suruhanu | Citation Date | D e m e r i t s | Description of Finding | Comments | Recommendations |
|-----|----------|--------|------------------------------------------------------------------------|---------------|--------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Campus | 1 | S | 4/6/10 | N/A | Paint peeling at various parts of school building. | P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires walls and ceilings have surfaces of light color and flat finish, and shall be kept clean and in good repair. Note: Repeat violation as this issue was cited by DPHSS in the July 2009 inspection report. Repeat violations found in a subsequent inspection could result in negative consequences. | Painting services should be performed immediately in order to come into compliance with the law. Painting should be performed as necessary but in any event it should be performed during summer break. |
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