

CITY OF PEABODY
DEPARTMENT OF HEALTH AND HUMAN SERVICES
 24 Lowell Street
 Peabody, Massachusetts 01960
 (978) 538-5926
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BOARD OF HEALTH
 THOMAS J. DURKIN III, CHAIRPERSON
 ANTHONY CARLI
 JULIA FLEET, D.O.

 SHARON CAMERON
 DIRECTOR

May 5, 2025

NOTICE OF REINSPECTION

Dr. Joshua Vadala
 Superintendent
 Peabody Public Schools
 27 Lowell St.
 Peabody MA 01960

Dear Dr. Vadala:

As follow-up to the site visit conducted at the Center Elementary School on March 4, 2025, I conducted a reinspection on April 29, 2025 accompanied by Facilities Director Jim Politano and Director of Early Childhood Programs Nancy Charest.

I made the following on-site observations on April 29:

Location	Original Observation (3-4-25)	Reinspection Observation (4-29-25)
Main corridor	No active leaks at time of inspection. Photos from week prior to inspection show numerous trash receptacles in place to contain leaks.	No leaks present. Staff report that there have been no additional leaks since the repairs were completed. There are no trash receptacles collecting water.
	Water damaged ceiling tiles have been removed. No mold visible above tiles.	Replacement ceiling tiles have been installed. Facilities Director reports that they kept missing tiles open for a few days and circulated air to promote drying before the new tiles were installed.
	Gaps around skylights visible from interior of building, providing route for water infiltration. There are 4 skylights in main corridor.	Facilities Director reports that flashing has been installed around all skylights and damaged areas of roof were repaired. There is no evidence of water infiltration at this time.
	Musty odor in main corridor near classrooms 5 and 6 but no mold visible.	No odor evident, no visible mold present.
Classroom 4	No carpet in place. No evidence of water damage to floor tiles. No visible evidence of mold.	Status unchanged.
	Water stains at bulletin board adhered to concrete wall.	Facilities Director reports they removed a section of bulletin board and found no evidence of mold growth behind.
	Loose paint on bathroom ceiling.	Recommend to remove loose paint and repaint. Not done – will be scheduled.

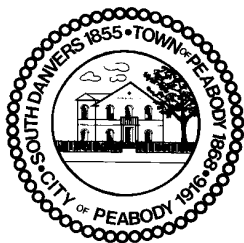


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	Delaminating wood on ceiling of closet.	Recommend to assess closet area for water damage and mold growth above panel, and repair/replace water-damaged wood surfaces. Not done – will be assessed over summer break.
Classroom 8	Teacher states that students in classroom had been getting dripped on. There is still an active leak in the left rear corner of the classroom. Area has been physically isolated with furniture.	Teacher states that there are no more leaks in the classroom.
	Water damaged carpet has been cleaned and water extracted.	Carpet has been satisfactorily cleaned.
	Teacher expresses concern about possible leak in classroom bathroom but there is no visible evidence.	Status unchanged.
	Teacher expresses concern about presence of mold in gym and kitchen.	Facilities Director states mold in kitchen has been remediated. Status unchanged.
	Evidence of active water leak in light fixture.	Facilities Director reports that light fixtures were assessed by electrician and found to be safe for use. Water has been removed from light covers and covers have been cleaned.
Classroom 3	Carpet exposed to water has been cleaned and extracted, but there is still staining on underside of carpet.	Carpet has been satisfactorily cleaned.
	Evidence of active water leak in light fixture.	Facilities Director reports that light fixtures were assessed by electrician and found to be safe for use. Water has been removed from light cover
	Teacher expresses concerns about odor from trash receptacles.	No evidence of odor or other nuisance conditions at this time.
Classroom 7	Teacher expresses concern about water saturation of wood in closet area. She states that the wood released water when she pressed it, and leaked water onto student belongings.	Recommend to assess closet area for water damage and mold growth, and repair/replace water-damaged wood surfaces. Not done – will be assessed over summer break.
	Water-damaged ceiling tiles missing in classroom, with some areas of active leak. No visible evidence of mold.	Replacement ceiling tiles have been installed. Facilities Director reports that they kept missing tiles open for a few days and circulated air to promote drying before the new tiles were installed.
Classroom 9	One bowed ceiling tile visible but no visible water damage or mold.	Facilities Director assessed and confirms integrity of tile and frame.



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Classrooms 1, 2, 10 and health clinic	No visible evidence of water damage or mold.	Status unchanged.
Gym	Visible discoloration of several ceiling panels identified, along with peeling paint and damaged substrate.	No water infiltration from this incident reported by staff. This area not slated for renovation but non-intact ceiling panels must be addressed. Any mold on surfaces must be cleaned and treated prior to repainting. Not done – will be completed over summer break.
	Efflorescence visible on brick walls.	Recommend to assess whether ongoing moisture problems are affecting stability of brick and underlying structure. Not done – will be completed over summer break.
General	Water-damaged ceiling tiles removed throughout classrooms and corridors.	Replacement ceiling tiles have been installed. Facilities Director reports that they kept missing tiles open for a few days and circulated air to promote drying before the new tiles were installed.
	Exhaust vents in classroom closet areas with heavy accumulation of dust.	Recommend regular cleaning of air intakes and exhaust vents. Not done – Facilities Director will schedule cleaning once new exhaust fans are installed on roof (scheduled for mid-May)
	Some classroom areas have univents blocked or partially obstructed.	Status unchanged. Program Director will provide staff training about the importance of keeping univents unobstructed to facilitate proper air exchange.

Facilities Department has implemented preventative maintenance programs to eliminate sources of water infiltration, repair/replace water-damaged materials expeditiously, and to facilitate proper air exchange. Measures include:

1. HEPA-filtered air purifiers have been installed in all classrooms and are running 24/7. Each purifier has capacity to filter up to 3300 sq. ft., which greatly exceeds the size of each classroom area. The purifiers also include UV light that can kill or inactivate harmful microorganisms like bacteria, viruses, and mold spores. The purifiers do not generate ozone.
2. Purchase of a moisture meter and training to allow for Facilities staff to identify and monitor substrates for conditions that would support mold growth.
3. Large exhaust vents installed on roof are scheduled for replacement by May 12. Following the installation of the new units, Facilities staff will test each classroom to ensure proper venting, and will clean all the classroom vents.
4. HVAC system is using MERV 8 filters which are changed three times a year. This conforms to the recommendations of the Massachusetts Department of Public Health's (MDPH) Indoor Air Quality program.



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5. Facilities Department has entered into a contract with a third party for quarterly inspections of the roof to allow for timely identification and remediation of areas allowing water infiltration.

Additional recommendations from MDPH will also be addressed, including:

1. Opening windows for additional fresh air during temperate weather when outdoor air quality is good.
Note: Peabody has Purple Air monitors at 6 locations in the City that monitor particulate levels. There is no air conditioning in this building.
2. Staff to receive education on reducing clutter, keeping univents clear, and reporting evidence of mold or water infiltration promptly to building management. Staff also to receive education on benefits of promoting good hydration during the day for both staff and students.
3. Building manager to monitor carpet replacement needs, using 11 years of service life as the standard. At this time, all classroom carpets are approximately 2 years old, or newer.
4. Custodial staff have access to HEPA-filtered vacuums and will review protocols to call for HEPA-vacuuming in conjunction with wet wiping as opposed to dry dusting. Custodial staff to receive refresher training on EPA protocol "Mold Remediation in Schools and Commercial Buildings."

Thank you for your attention to these issues. Please contact me at (978) 538-5920 if you have any questions or would like to discuss further.

Sincerely,

Sharon Cameron
Director of Health and Human Services
City of Peabody

cc:
Mayor
Facilities Department
Fire Department
Building Department
Board of Health
MDPH Indoor Air Quality Program