

PART II: EVALUATION DETAIL Date of Inspection: 01/13/22 School Name: Gravenstein Charter

AREA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES
Room TK	NA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built 2009. Received LED lighting retrofit in 2019. Play area received new poured in place playground surfacing in fall of 2019.													
Rm 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built 1956. Roofing done phase 1 modernization summer 2015. Part of modernization in 2016, included new restroom, Lighting, hvac, restrained casework, new entryway tile. Fire Alarm. New carpet added summer 2019.													
Rm 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built 1956. Roofing done phase 1 modernization summer 2015. Part of modernization in 2016. New restroom, roofing, Lighting, hvac, restrained casework, Fire Alarm. New carpet added 2019.													
Rm 3	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built 1956. Roofing done phase 1 summer 2015 modernization. Part of modernization phase II in 2016 included lighting, roofing, hvac, new sink, refinished cabinets, fire alarm. New carpet added 2019.													
Rm 4	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Building 1956. Roofing done phase 1 modernization summer 2015. Part of modernization phase II in 2016 included lighting, roofing, hvac, new sink, refinished cabinets, fire alarm. New carpet added 2019.													
Rm 5	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built 1963. Roofing done phase 1 modernization summer 2015. Last full modernization 2007. Fire alarm updated 2016. Received new LED lighting in phase 3 modernization in summer 2018. Rear door replaced summer 2019.													
Rm 6	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built 1956. Roofing done phase 1 modernization in summer 2015. Modernization phase II in 2016, included new lighting, roofing, hvac, new sink, refinished cabinets, fire alarm													
Rm 7	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built 1956. Roofing done phase 1 modernization summer 2015. Part of modernization phase II in 2016, included new lighting, roofing, hvac, new sink, refinished cabinets, fire alarm													
Rm 8	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built in 1956. Roofing done phase 1 modernization summer 2015. Part of modernization in 2016 phase II new LED Lighting, hvac, new sink, refinished cabinets, fire alarm													
Rm 9	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built in 1956. Roofing done phase 1 summer 2015. Part of modernization in 2016. Lighting, hvac, new sink, refinished cabinets, fire alarm. Rear door replaced summer 2019.													
Rm 10	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built in 1956. Part of phase II modernization in 2016 including new LED Lighting, roof, hvac, new sink, refinished cabinets, fire alarm. New carpet installed summer 2018.													
Rm 11	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built in 1956. Part of phase II modernization in 2016 including new Lighting, roofing, hvac, sink, refinished cabinets, fire alarm,													
Rm 12	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built in 1956. Part of phase II modernization in 2016 including new lighting, roofing, hvac, sink, refinished cabinets, fire alarm,													

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AREA \ CATEGORY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES
Rm 13	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built in 1956. Part of phase II modernization in 2016, included new lighting, roofing, hvac, new sink, refinished cabinets, fire alarm													
Rm 14	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built in 1956. Received new fire alarm for modernization. Last full modernization in 2007. New carpet installed summer 2017. New LED lighting installed summer 2018 PHASE 3 modernization. Needs exterior painting at soffit (to be done). TPO roof. New gutters installed summer 2018													
Rm 15	✓	✓	✓	✓	D	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Built in 1956. Received new fire alarm for modernization. Last modernized in 2007. Received new carpet in 2016. New LED Lighting installed summer 2018. Exterior needs painting. (to be done). TPO roof. New gutters installed summer 2018.													
Rm 16	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Building added in 1963. Received new fire alarm for phase II modernization. Last modernized in 2007. Received new carpet in 2016. New LED lighting installed summer 2018 PHASE III. TPO roof. New gutters installed summer 2020.													
Rm 17	✓	✓	✓	✓	D	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Building added in 1963. Received new fire alarm for modernization. Last modernized in 2007. Received new carpet in 2016. New LED Lighting installed summer 2018 Phase III. New rear door replaced summer 2019. TPO roof. Needs painting at soffit. New gutters installed summer 2020.													
Rm 18	✓	✓	✓	✓	D	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Building added in 1963. Received new fire alarm for modernization. Last modernized in 2007. New carpet installed summer 2017. New siding added to exterior summer 2018. Back door replaced 2019. Outside needs painting at soffits. TPO roof New gutters installed summer 2020.													
Rm 19	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Modular dated 2011. Received new fire alarm for modernization in 2016. Received new LED lighting in 2019. part of prop 39.													
Rm 20	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Modular dated 2011. Received new fire alarm for modernization in 2016. Received LED lighting part of prop 39 in 2019.													
Rm 21	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Modular dated 2013. Received new fire alarm for modernization in 2016. Received new LED lighting part of prop 39 project													
Rm 22	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Modular dated 2013. Received new fire alarm for modernization in 2016. Received new LED lighting part of prop 39 project.													
Rm 23	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	COMMENTS:	Modular built in 2016. Received new LED lighting part of prop 39 project 2019.													
Rm 24	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
	COMMENTS:	Modular built in 2016. Received new LED lighting part of prop 39 project 2019. Roof leak observed to be patched. Stained ceiling tiles													
Rm 25	✓	✓	✓	D	✓	✓	✓	NA	✓	✓	✓	✓	D	✓	✓
	COMMENTS:	Modular built in 2016. Received new LED lighting part of prop 39 project 2019. Roof leak observed to be patched.													

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	GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES	
Primary Restrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	COMMENTS:	Restrooms completely remodeled in 2016 with new fixtures, tile, partitions, lighting, paint. Stained ceiling tiles.														
Intermediate Restrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	COMMENTS:	Restrooms completely remodeled in 2016 with new fixtures, tile, partitions, lighting, paint. New door for PE shed installed														
MPR	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓	
	COMMENTS:	Received modernization including new roof, windows, flooring, pocket tables, lighting, paint, insulation in walls, new HVAC, new wheelchair lift. Exterior siding done in 2019 with hardie board.														
Admin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	COMMENTS:	Admin Building Remodel completed in 2017. New lighting, HVAC, Windows, Fire Alarm, Flooring, Paint, restrooms														
Learning Lab	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	COMMENTS:	2018, part of phase III modernization new roof, new, carpet, staff restrooms, lighting, paint, HVAC, new windows, ceiling grid, and fire alarm. New exterior siding added 2019.														
Primary Playground	NA	NA	NA	NA	✓	✓	NA	NA	✓	✓	✓	✓	NA	D	✓	
	COMMENTS:	New s-hooks and swing chains installed. Border needs repair at primary yard. Playground surfacing added yearly. Playground by across 19 and 20 added with new play equipment and pour in place in summer 2014.														
Intemediate Playground	NA	NA	NA	NA	✓	✓	NA	NA	✓	✓	✓	✓	NA	✓	✓	
	COMMENTS:	New shade structure for outdoor eating area added 2017. Swingset assemblies replaced in 2019. Add additional playground bark yearly. New IKO climber added in summer 2019. Accesible pathway to ballfield constructed in summer 2016.														
Rm K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	COMMENTS:	Part of phase II modernization in 2016, including new lighting, new sink, new hvac, fire alarm, remodeled restroom.														
Kitchen	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	✓	✓	✓	
	COMMENTS:	Received complete remodel summer 2018 part of phase III. New HVAC, floor, casework, paint, lighting, sinks, fire alarm. Roofing.														

Marks: ✓ = Good Repair; D = Deficiency; X = Extreme Deficiency; NA = Not Applicable
 Use additional Area Lines as necessary.

SCHOOL DISTRICT/COUNTY OFFICE OF EDUCATION Gravenstein Union School District		COUNTY Sonoma
SCHOOL SITE Gravenstein Charter		SCHOOL TYPE (GRADE LEVELS) Tk-5th grade
INSPECTOR'S NAME Brian Sposato		NUMBER OF CLASSROOMS ON SITE 27
INSPECTOR'S TITLE Facilities Manager		NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)
TIME OF INSPECTION 1/13/2022	WEATHER CONDITION AT TIME OF INSPECTION clear 55 degrees	

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOMS	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/DOORS/ GATES/FENCES
↓ 35	Number of "✓'s":	32	33	33	31	32	35	33	10	35	35	35	35	31	34	35
	Number of "D's":	0	0	0	2	3	0	0	0	0	0	0	0	2	1	0
	Number of "X's":	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Number of N/As:	3	2	2	2	0	0	2	25	0	0	0	0	2	0	0
Percent of System in Good Repair Number of "✓'s" divided by (Total Areas - "NA's")		100.00%	100.00%	100.00%	93.94%	91.43%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	93.94%	97.14%	100.00%
Total Percent per Category (average of above)*		100.00%			93.94%	95.72%		100.00%	100.00%		100.00%		96.97%		98.57%	
Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%		GOOD			GOOD	GOOD		GOOD	GOOD		GOOD		GOOD		GOOD	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING:	DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE	→	98.15%	SCHOOL RATING**	→	GOOD
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**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

COMMENTS AND RATING EXPLANATION: Much of the campus received a modernization in 2016. This is noted as Phase 2 and includes new HVAC systems, new lightning, roofing, remodeled restrooms, new fire alarm and accessibility improvements.

Phase III modernization was started in 2018 included remodel of kitchen, mpr, learning lab, and new led lighting for six classrooms. Work order system in place to fix items as needed.

Solar has been added in 2019. LED lighting upgraded to rooms not already with LED lighting.

Items marked for repair are planned to be remedied. Campus has been reviewed and evaluated for new master plan in 2021-22 school year.