



Corell Electrical Contractors, Inc.

PO Box 4213, Roanoke, VA 24015

Ph: 540-798-2538 | Fax: 540-375-7208

State Reg. #2705030502A

FED Tax ID# 54-1776566

April 25th, 2025

To Whom it May Concern,

On Friday April 18th, 2025 Corell Electrical & Plumbing Contractors performed a smoke test on all buildings of Covington Middle School. The purpose of this smoke test was to verify the integrity of the property's plumbing vent and sewer systems, and to ensure that all connections are sealed and functioning in accordance with local plumbing codes. A non-toxic smoke bomb was introduced into the schools plumbing system, smoke then circulated through the system to check for visible signs of leaks, improper venting, or illegal connections.

Observations & Findings:

- Women's Restroom, 1st Floor: Smoke from bottom of toilet- Replace wax seal
- Boiler Room, 1st Floor: Smoke from bus duct- No recommendations, smoke determined to be from Room 200 P-trap
- Room 200, 2nd Floor: Smoke in room / originated from adjacent room- No recommendations, smoke pressure pushed through P-trap
- Band Room, 1st Floor: Smoke in room / back smokes / originated from sink- No recommendations, smoke pressure pushed through P-trap
- Boiler Room, 1st Floor: Smoke from floor drains- Filled dry floor drains with water & small amount of oil
- Room 110, 1st Floor: Smoke in classroom / originated from sink- No recommendations, smoke pressure pushed through P-trap
- Hallway, 1st Floor: Smoke in hallway- No recommendations, smoke determined to be from Room 110
- Men's Dressing Room: Smoke from abandoned drain exposed in wall- Put cap on exposed drain
- Men's Lockers Room: Smoke in room / originated from trap- No recommendations, smoke pressure pushed through P-trap
- Girls Locker Room: Smoke in room / originated from sinks- No recommendations, smoke pressure pushed through P-trap
- Kitchen: Smoke from abandoned drain pipe exposed in wall- Installed test plug in drain
- Kitchen Bathroom: Smoke from bottom of toilet- Replaced wax seal

The plumbing smoke test was completed successfully. All signs of leakage, improper venting, or code violations that were detected during the inspection have been repaired up to standard code. All components of the system are functioning as intended and are compliant with applicable plumbing codes and standards.



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Note on P-Trap Smoke Observation During Testing

During the course of the smoke test, a small amount of smoke was observed emitting from several fixture P-traps throughout the facility. This is a known and **normal occurrence** under certain conditions during smoke testing and does **not** indicate a plumbing failure or code violation.

P-traps are designed to hold water, which acts as a barrier to prevent sewer gases from entering occupied spaces. However, in rarely used fixtures (such as utility sinks, floor drains, or classroom hand sinks), the water in the trap can evaporate over time. When this occurs, the water seal may be temporarily lost, allowing smoke to pass through during testing.

All P-traps observed during this inspection were found to be:

- **Installed correctly**
- **Up to current code standards**
- **Structurally sound with no cracks, leaks, or improper fittings**

All plumbing systems at Covington Middle School are functioning properly and meet all relevant safety and code requirements. There are no hazards present to students, staff, or the surrounding community. The facility is safe for ongoing public use. There is no hazard to the public, students, or staff, and the system remains fully safe and compliant.

We appreciate the opportunity to support Covington Middle School in maintaining a safe and code-compliant facility. Regular testing like this ensures the long-term reliability of critical building systems and helps safeguard the health and well-being of students, staff, and the broader community. Should any questions arise regarding this report or its findings, please do not hesitate to contact us.

Thank you,

Chris Mathis

Office Administrator

Corell Electrical Contractors, Inc.

P.O. Box 4213

Roanoke, VA 24015

Cell: 540-378-9043

Fax: 540-375-7208



Consolidated Construction Services Inc.

103 8th St. SE
Roanoke, Va. 24013

Tax ID # 54-1747037

Client: Covington Middle School - Melinda Snead-Johnson
Property: 606 S Lexington Ave.
Covington, VA 24426

Home: (540) 965-1410

Operator: MATT

Estimator: Matt McGraw
Property: 103 Eighth St SE
Roanoke, VA 24013

Home: (540) 520-5748
E-mail: matt@ccsroa.com

Type of Estimate: Other

Date Entered: 4/21/2025

Date Assigned: 4/16/2025

Date Est. Completed: 4/16/2025

Date Job Completed: 4/18/2025

Price List: VARO8X_MAR25

Labor Efficiency: Restoration/Service/Remodel

Estimate: COVINGTON_MS_PLM-2

This statement reflects the completion of Phase B – Vent Stack Smoke Testing, conducted on April 18, 2025, following the successful completion of Phase A work performed under the original work order dated March 10, 2025.

Phase A involved the cleaning of 35 bathroom sink P-traps. Phase A included detaching, cleaning, and resetting the p traps as outlined in the initial proposal. Due to the age and condition of the existing plumbing fixtures, several metal P-traps were removed and replaced with new PVC P-traps at no additional cost.

Phase B consisted of comprehensive smoke vent testing on all roof vent pipes. Testing was completed using the smoke bomb method to evaluate the plumbing system for potential leaks. We have attached a report outlining any areas of concern that were noted during Phase B. All areas of concern have been corrected at this time.

We appreciate the opportunity to assist with both phases of this project and remain available for any questions or further coordination.

Covington Middle School - 606 S Lexington Ave, Covington, VA 24426 - Vent Stack Smoke Testing - 4/18/2025

Area Tested	Issues Discovered	Recommendations	Corrected
Women's Restroom, 1st Floor	Smoke from bottom of toilet	Replace wax seal	Yes
Boiler Room, 1st Floor	Smoke from bus duct	No, smoke determined to be from Room 200	N/A
Room 200, 2nd Floor	Smoke in room / originated from adjacent room	No issue, smoke pressure pushed through trap	N/A
Band Room, 1st Floor	Smoke in room / back smokes / originated from sink	No issue, smoke pressure pushed through trap	N/A
Boiler Room, 1st Floor	Smoke from floor drains	Fill dry floor drains with water & small amount of oil	Yes
Room 110, 1st Floor	Smoke in classroom / originated from sink	No issue, smoke pressure pushed through trap	N/A
Hallway, 1st Floor	Smoke in hallway	No issue, smoke determined to be from Room 110	N/A
Men's Dressing Room	Smoke from abandoned drain exposed in wall	Put cap on exposed drain	Yes
Men's Lockers Room	Smoke in room / originated from trap	No issue, smoke pressure pushed through trap	N/A
Girls Locker Room	Smoke in room / originated from sinks	No issue, smoke pressure pushed through trap	N/A
Kitchen	Smoke from abandoned drain pipe exposed in wall	Installed test plug in drain	Yes
Kitchen Bathroom	Smoke from bottom of toilet	Replace wax seal	Yes

Photo Sheet

Consolidated Construction Services Inc.

103 8th St. SE
Roanoke, Va. 24013

Tax ID # 54-1747037

Insured: Covington Middle School - Melinda Snead-Johnson

Claim #:

Policy #:



1-PXL_20250418_123810073

Date Taken:



2-PXL_20250418_125419121

Date Taken:

Photo Sheet

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Roanoke, Va. 24013

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Policy #:



3-PXL_20250418_125420811

Date Taken:



4-PXL_20250418_130941925

Date Taken:

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Date Taken:



6-PXL_20250418_131027689

Date Taken:

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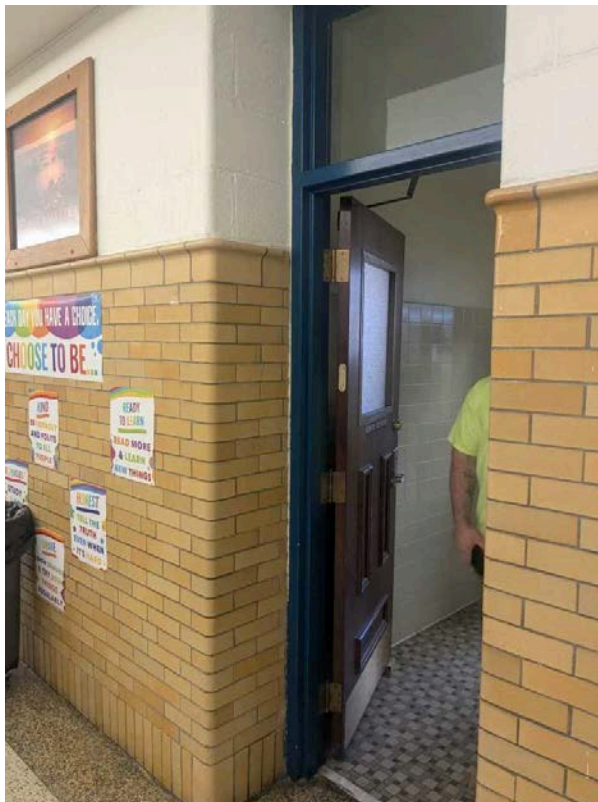
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7-PXL_20250418_132409013.
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Date Taken:



8-PXL_20250418_132458018

Date Taken:

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9-PXL_20250418_132902557

Date Taken:



10-PXL_20250418_132908124

Date Taken:

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Date Taken:



12-PXL_20250418_134124189

Date Taken:

Photo Sheet

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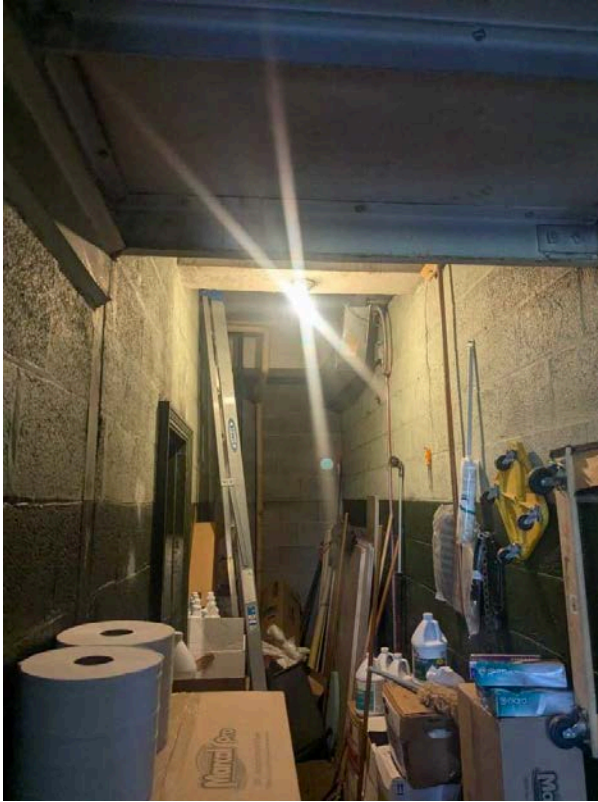
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Date Taken:

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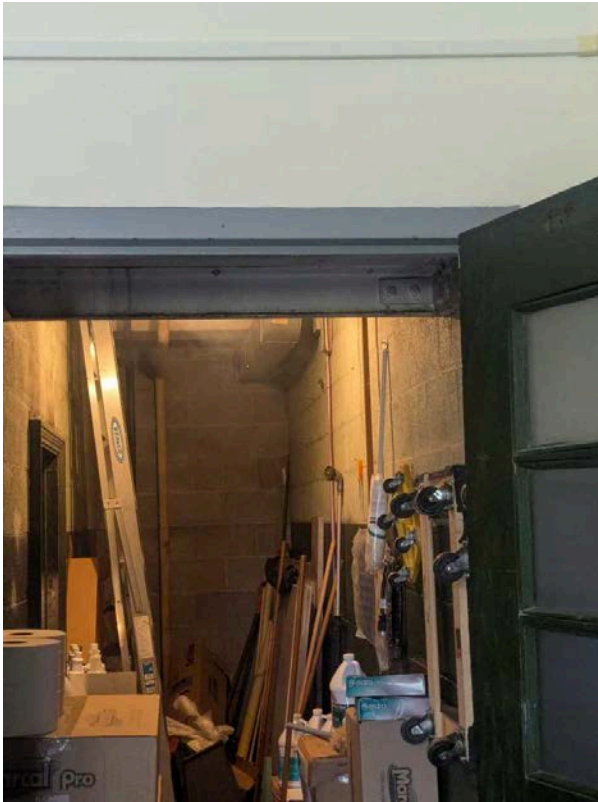
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Date Taken:



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Date Taken:

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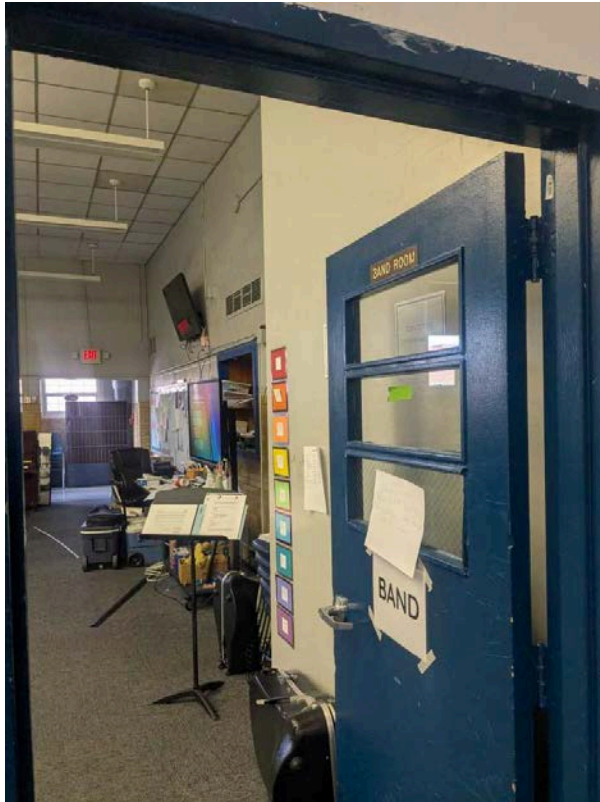
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17-PXL_20250418_140555382

Date Taken:



18-PXL_20250418_140600719

Date Taken:

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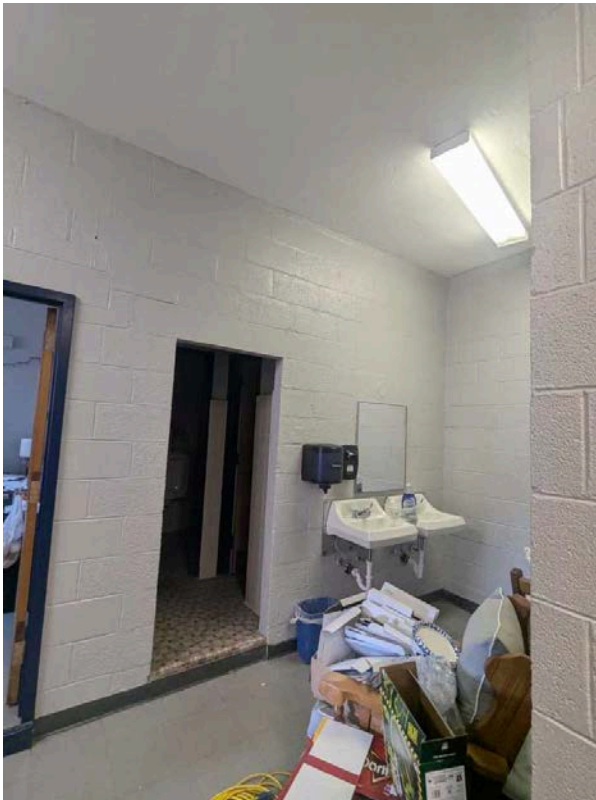
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Date Taken:

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21-PXL_20250418_142425954

Date Taken:



22-PXL_20250418_142433615

Date Taken:

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23-PXL_20250418_142524326

Date Taken:



24-PXL_20250418_142541557

Date Taken:

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25-PXL_20250418_142934169

Date Taken:



26-PXL_20250418_142947002

Date Taken:

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27-PXL_20250418_143409204

Date Taken:



28-PXL_20250418_143410764

Date Taken:

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Date Taken:



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Date Taken:

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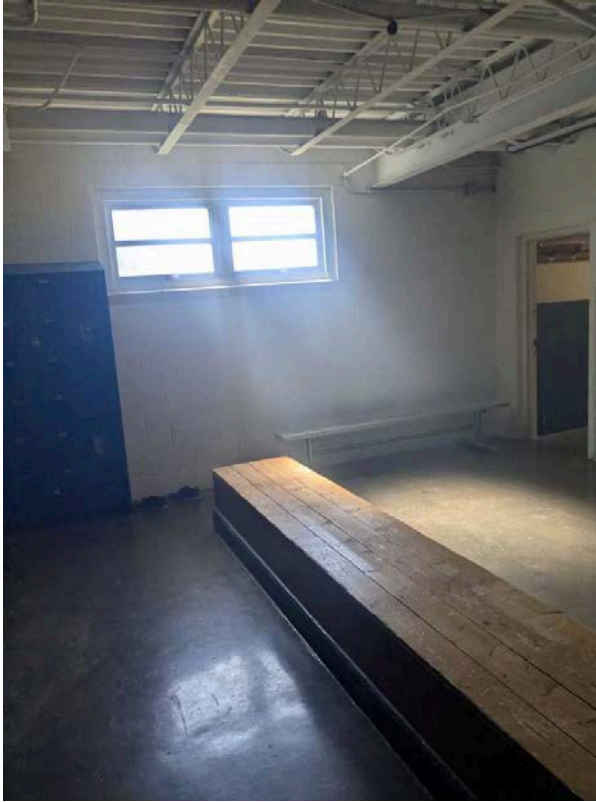
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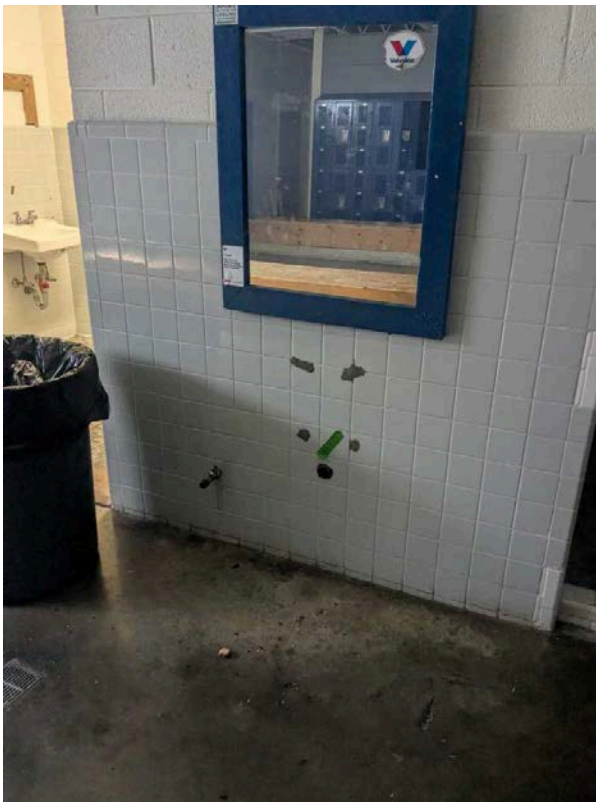
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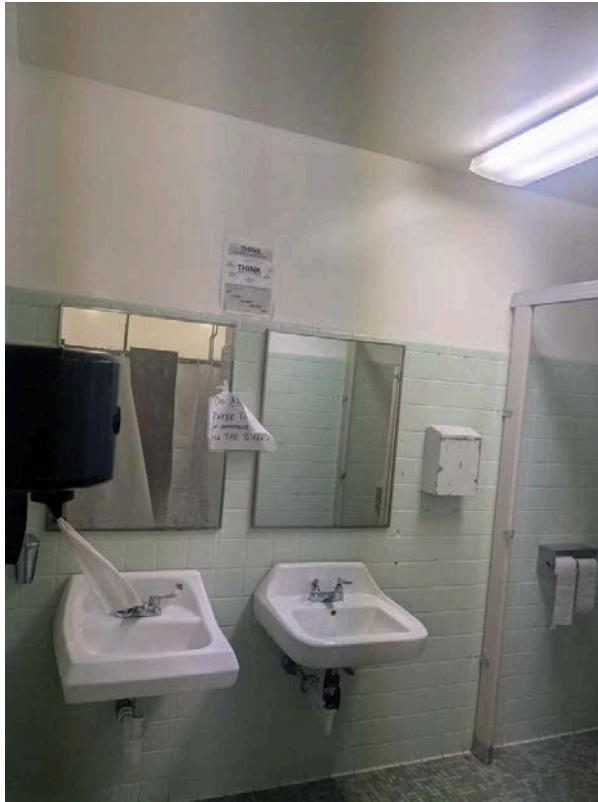
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Date Taken:



34-PXL_20250418_165359818

Date Taken:

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Date Taken:



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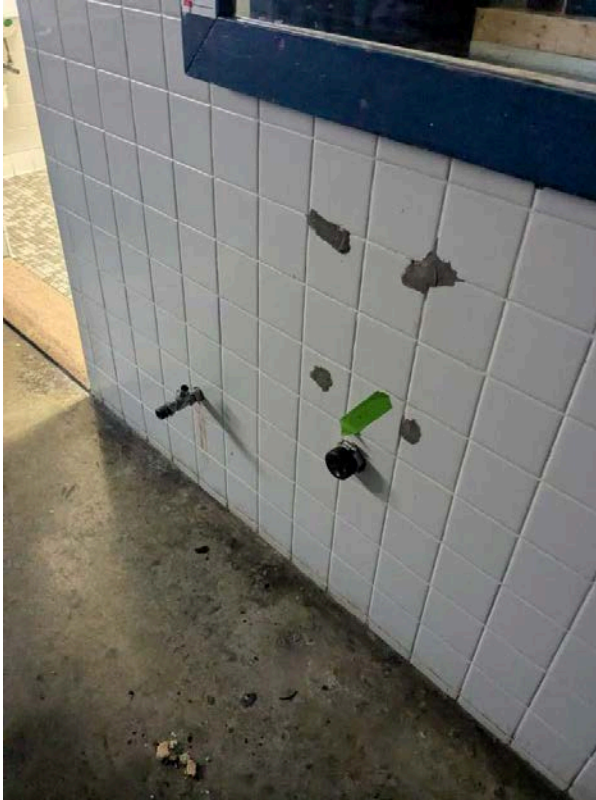
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37-PXL_20250418_174015245

Date Taken:



**38-PXL_20250418_180214416.
MP**

Date Taken:

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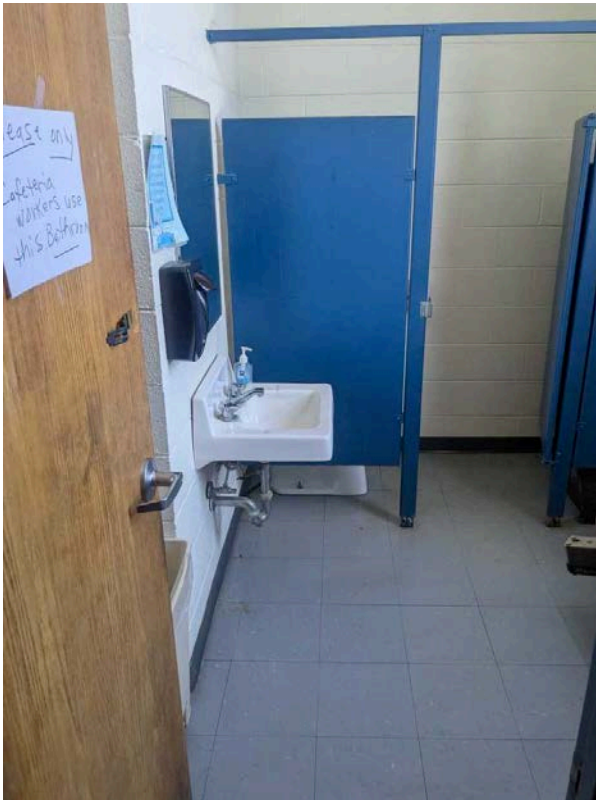
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Date Taken:



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Date Taken:

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103 8th St. SE
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Covington Middle School - 805 S Lexington Ave, Covington, VA 24426 - Vent Stack Smoke Testing - Work Performed by Consolidated Construction Services 4/18/2025

#	Area Tested	Time Tested	Tech Assigned	Issues Discovered	Recommendations	Issue Resolved
1	Women's Restroom 1st Floor	9:25		Smoke from bottom of toilet	Replace wax seal	○
3	Boiler Room 1st Floor	9:45		Smoke from bus duct	None/none, smoke determined to be from room nearby	✗
5	Room 200 2nd Floor	10:00		Smoke in room/originated from sink trap	No issue, smoke pressure pushed through trap	✗
7	Boiler Room 1st Floor	10:05		Smoke in room + hole rooms/originated from sink	No issue " "	✗
11	Boiler Room 1st Floor	10:20		Smoke from floor drains	Fill dry floor drains w/ water + small amount of oil	○
13	Room 110 1st Floor	10:30		Smoke in classroom/originated from sink	No issue, smoke pushed through trap	✗
15	Hallway 1st Floor	10:35		Smoke in hallway	determined to be from nearby room	✗
19	Mens Dressing Room	10:45		Smoke from old cut off drain exposed in wall	Put cap on exposed pipe	○
21	Mens Locker Room	10:55		Smoke in room/originated from sink	No issue, smoke from trap	✗
23	Girls Locker Room	11:00		Smoke in room/originated from sinks	No issue " "	✗
27	Kitchen	12:50		Smoke in kitchen from cut off drain exposed in wall	Install Cap/Plug on exposed pipe	○
29	Kitchen Bathroom	12:55		Smoke from toilet	Replace wax seal	○
30						
31						
32						
33						

41-PXL_20250418_224055556.
MP

Date Taken: