

THE BUILDING AS EVIDENCE

ARIZONA

Atmospheric evidence · HVAC chronology · continuity · intervention · verified outcome

A later inspection can describe the building now.

It cannot automatically prove what the building was doing then.

This reference examines what must be preserved before, during, and after a consequential building intervention.

TA14 GOVERNING QUESTION

Does this proposed consequence have sufficient Admissible Evidence, Applicable Authority, and Established Standing to become reality NOW?

PURPOSE OF THIS REFERENCE

PUBLIC TECHNICAL EXAMINATION · NOT LEGAL OR PROFESSIONAL ADVICE

The problem

When a school, apartment, workplace, insurer, attorney, court, consultant, or public agency needs to understand what happened inside a building, a later snapshot may be insufficient. Building conditions change. HVAC systems change. Occupancy changes. Repairs, moisture, temperature, humidity, filtration, pressure, and maintenance can all change the evidence.

The TA14 proposition

Preserve the building before someone has to reconstruct it later.

The technical layer is intended to preserve condition, chronology, intervention, and post-condition evidence without pretending that monitoring, interpretation, engineering, industrial hygiene, or a TA14 record automatically decides a legal or professional question.

REALITY

RECORD

CONTINUITY

INTERVENTION

POST-CONDITION

EXAMINATION

01

THE BUILDING AS EVIDENCE

REAL CONDITIONS. REAL DATA. REAL CONSEQUENCES.

A BUILDING LEAVES A RECORD.

The atmosphere, systems and operations create measurable evidence — not just opinions or assumptions.



A school building is a living system.

Temperature, humidity, air quality, HVAC operation, pressure, occupancy, maintenance and service all leave a record over time. When this record is complete, examined to understand what actually happened — and to support real decisions.



THE BUILDING'S ATMOSPHERIC RECORD



HOW A BUILDING PRODUCES EVIDENCE



CONDITIONS

Temperature, humidity, air quality, pressure and other variables are observed.



SYSTEMS

HVAC, controls and equipment operation create system records.



OPERATIONS

Maintenance, changes, and interventions leave service records.



PEOPLE

Occupancy and use patterns are recorded.



TIME

Timestamps create continuity over time without gaps.



BUILDING RECORD

When combined, these records form an atmospheric and operational record of what the building was doing.

02

NOW $\neq$ THEN

A LATER INSPECTION CAN DESCRIBE THE BUILDING NOW.
IT CANNOT AUTOMATICALLY PROVE WHAT THE BUILDING WAS DOING THEN.

ARIZONA CONTEXT — MASON CASE

Arizona courts held that later testing could not reliably determine earlier conditions because there was missing continuity, unknown intervening variables, and insufficient chain of custody.

Mason v. Eastside/Wasatch (Arizona Court of Appeals, 2010)



2001 — REALITY

WHAT WAS THE BUILDING DOING THEN?

-  78°F
Temperature
-  60%
Humidity
-  25 $\mu\text{g}/\text{m}^3$
PM2.5 (example)
-  -0.01 in.w.c.
Pressure (example)
-  HVAC ON
System State
-  May 15, 2001
Timestamp



ORIGINAL CONDITIONS

The building was producing atmospheric and mechanical conditions at this point in time.

MISSING CONTINUITY

THE RECORD DOES NOT EXIST OR IS INCOMPLETE.



Missing records



Broken continuity



Unknown intervening variables
(temperature, humidity, occupancy, system changes)



Insufficient chain of custody

2003 — TESTING

WHAT WAS THE BUILDING DOING NOW?



-  73°F
Temperature
-  50%
Humidity
-  12 $\mu\text{g}/\text{m}^3$
PM2.5 (example)
-  -0.03 in.w.c.
Pressure (example)
-  HVAC ON
System State
-  Nov 10, 2003
Timestamp

LATER INSPECTION / TESTING

These results describe the building at the time of testing, not necessarily what it was doing in 2001.



COURT FINDING

"[T]he testing conducted in 2003 and 2004 could not be relied upon to determine the presence of mold in 2000 and 2001 because the evidence did not establish the conditions of the property during the intervening period."

Mason v. Eastside/Wasatch (Arizona Court of Appeals, 2010)

A LATER INSPECTION CAN
DESCRIBE THE BUILDING NOW.

IT CANNOT AUTOMATICALLY
PROVE WHAT THE BUILDING
WAS DOING THEN.

WHY THIS MATTERS IN ARIZONA

- ✓ Schools, housing, and public facilities require reliable records.
- ✓ Missing continuity can collapse evidence in litigation.
- ✓ Environmental conditions change over time.
- ✓ Preserving the record protects owners, occupants, and taxpayers.

WHY ARIZONA IS A SERIOUS TEST BED

SCHOOLS

Arizona's Building Renewal Grant program expressly identifies Classroom Temperature, Classroom Air Quality, and Building Systems among eligible deficiency categories. The grant workflow can include Assessment, Design, Procurement, Construction, and supporting reports. [1]

SCHOOL IAQ LAW

A.R.S. §41-5832 addresses environmental site assessment, indoor-air-quality guidance for school projects, and HVAC operation / maintenance requirements for school districts. [2]

HOUSING / HEAT

In July 2026, the Arizona Attorney General demanded restoration of functioning air conditioning at Spectra West Apartments during extreme heat. In August 2026, the AG sued owners / managers of three Tucson complexes with more than 1,000 units over inadequate cooling allegations. [3][4]

MASON PRESSURE TEST

Mason v. Eastside/Wasatch shows the evidentiary risk: collection and chain-of-custody problems weakened testing, and later mold results could not reliably establish earlier conditions because intervening variables were unknown. The decision is unpublished and is not general precedent. [5]

03

THE ARIZONA EVIDENCE PATH

FROM OBSERVATION TO VERIFIED OUTCOME

PUBLIC INVESTMENT. DEFENSIBLE EVIDENCE. ACCOUNTABLE ACTION.

Arizona schools, housing, and public facilities can preserve the building as evidence before, during, and after remediation so real conditions, real decisions, and real outcomes can be understood and defended.



01

BASELINE

OBSERVE AND RECORD

Establish the building's conditions with objective data and documented system information.



- 78°F Temperature
- 60% Humidity
- 28 $\mu\text{g}/\text{m}^3$ PM2.5
- 0.01 in.w.c. Pressure
- HVAC ON System State
- Oct 1, 2026 Timestamp

02

PROBLEM

IDENTIFY THE ISSUE

Conditions indicate a potential IAQ, comfort, or system problem that may affect occupants.



Elevated PM2.5 and visible evidence



System issues, maintenance needs



Potential IAQ and system problems requiring intervention.

03

INTERVENTION

MAKE AND RECORD CHANGES

Repairs, cleaning, HVAC adjustments or equipment upgrades are performed and fully documented.



- ✓ Repairs completed
- ✓ System adjustments made
- ✓ New equipment (if needed)
- ✓ Service records and photos
- ✓ Dates, people and methods logged

04

COMMISSIONING & VERIFICATION

Test and verify the building's conditions after the intervention. Compare to baseline.



- 72°F Temperature
- 45% Humidity
- 6 $\mu\text{g}/\text{m}^3$ PM2.5
- 0.01 in.w.c. Pressure
- HVAC ON System State
- Oct 28, 2026 Timestamp

05

POST-CONDITION RECORD

Preserve the complete record — before, during, and after — so decisions, funding use, and outcomes can be examined and understood over time.



A continuous, organized record that can support funding, compliance, legal review and future decisions.

WHY THIS MATTERS IN ARIZONA



HEALTH

Protects students, residents and staff.



FUNDING

Supports responsible use of public funds.



LEGAL

Provides a defensible record for disputes and enforcement.



OPERATIONS

Improves building performance and occupant outcomes.



CONTINUITY

Preserves evidence over time — not just a single inspection.



ACCOUNTABILITY

Real conditions.
Real actions.
Real outcomes.

01

BASELINE RECORD

WHAT WAS THE BUILDING DOING?

 78°F
Temperature

 60%
Humidity

 25 µg/m³
PM2.5 (example)

 -0.01 in.w.c.
Pressure (example)

 HVAC ON
System State

 May 15, 2001
Timestamp



A BASELINE RECORD ESTABLISHES WHAT THE BUILDING WAS DOING THEN.

02

INTERVENTION

MAKE AUTHORIZED CHANGES



 Repairs completed

 HVAC adjustments made

 New equipment installed (if needed)

 Service records and photos

 Dates, people and methods logged

03

POST-CONDITION TESTING

WHAT IS THE BUILDING DOING NOW?

 72°F
Temperature

 45%
Humidity

 6 µg/m³
PM2.5 (example)

 -0.02 in.w.c.
Pressure (example)

 HVAC ON
System State

 Oct 28, 2003
Timestamp



A NEW RECORD CAPTURES THE BUILDING CONDITIONS AFTER THE INTERVENTION.

04

COMPARE & VERIFY

ESTABLISH CONTINUITY OR DIFFERENCE

PARAMETER	BASELINE (2001)	AFTER (2003)	CHANGE
 Temperature	78°F	72°F	↓ -6°F
 Humidity	60%	45%	↓ -15%
 PM2.5	25 µg/m³	6 µg/m³	↓ -76%
 Pressure	-0.01 in.w.c.	-0.02 in.w.c.	↔ Δ 0.01
 HVAC State	ON	ON	↔ No change



VERIFIED OUTCOME

The new record shows measurable changes from the baseline. The complete record — before, intervention, and after — supports defensible decisions, funding use, and future accountability.

WHY THIS MATTERS IN ARIZONA



SCHOOLS

Supports healthy learning environments and funding justification.



HOUSING

Protects residents and supports habitability cases.



LEGAL

Provides defensible records for disputes and enforcement.



PUBLIC INVESTMENT

Confirms that public funds were used for intended improvements.



OCCUPANTS

Demonstrates real conditions and real outcomes over time.



CONTINUITY

Preserves a complete record for future inspections, renovations, or litigation.

TA14 AUTHORITY GOVERNANCE INSTITUTION

Does this proposed consequence have sufficient Admissible Evidence, Applicable Authority, and Established Standing to become reality NOW?

EVIDENCE | AUTHORITY | STANDING | ADMISSIBLE EXECUTION

05

THE COMPLETE RECORD OVER TIME

FROM EVIDENCE TO ACCOUNTABLE OUTCOMES.

PRESERVE THE BUILDING AS EVIDENCE. SUPPORT DEFENSIBLE DECISIONS. PROTECT PEOPLE.

A continuous, well-governed record supports real decisions — before, during, and after remediation.



ARIZONA

01

BASELINE RECORD

WHAT WAS THE BUILDING DOING AT THE TIME?

- 78°F Temperature
- 60% Humidity
- 25 $\mu\text{g}/\text{m}^3$ PM2.5
- 0.01 in.w.c. Pressure
- HVAC ON System State
- May 15, 2001 Timestamp



Establish the building's conditions with objective data and documented system information.

02

ISSUE IDENTIFIED

WHAT INDICATED A PROBLEM?



Elevated PM2.5 and visible evidence



Conditions indicated a potential IAQ, comfort, or system problem that may affect occupants.

03

INTERVENTION

WHAT CHANGES WERE MADE?



- ✓ Repairs completed
- ✓ HVAC adjustments made
- ✓ New equipment installed (if needed)
- ✓ Service records and photos
- ✓ Dates, people and methods logged



Repairs, cleaning, HVAC adjustments or upgrades are performed and fully documented with authorized records.

04

POST-CONDITION

WHAT IS THE BUILDING DOING NOW?



- 72°F Temperature
- 45% Humidity
- 6 $\mu\text{g}/\text{m}^3$ PM2.5
- 0.02 in.w.c. Pressure
- HVAC ON System State
- Oct 28, 2003 Timestamp



Test and verify the building's conditions after the intervention. Compare to the baseline to confirm what changed.

05

COMPLETE RECORD

A DEFENSIBLE HISTORY FOR REAL DECISIONS.



Preserve the complete record before, during, and after — so decisions, funding use, and outcomes can be examined and understood over time.

WHO USES THIS RECORD IN ARIZONA?



SCHOOLS

Supports healthy learning environments and funding justification.



HOUSING

Protects residents and supports habitability cases.



LEGAL

Provides a defensible record for disputes and enforcement.



PUBLIC INVESTMENT

Confirms that public funds were used for intended improvements.



OCCUPANTS

Demonstrates real conditions and real outcomes over time.



CONTINUITY

Preserves a complete record for future inspections, renovations, or litigation.

FROM RECORDS TO REAL OUTCOMES

DEFENSIBLE DECISIONS. ACCOUNTABLE ACTION. STRONGER BUILDINGS.

A complete, well-governed record helps Arizona protect people, resolve disputes, guide investments, and improve building performance over time.



01 DEFENSIBLE RECORD

A continuous, organized record of the building's conditions.



- 72°F Temperature
- 45% Humidity
- 6 µg/m³ PM2.5
- 0.02 in.w.c. Pressure
- HVAC ON System State
- Oct 28, 2003 Timestamp

Time-stamped data, system states, photos, service records, and contextual information.

02 INFORMED DECISIONS

Real conditions support better decisions at the right time.



DECISION SUPPORT

- ✓ Repairs
- ✓ HVAC adjustments
- ✓ Occupancy changes
- ✓ Funding requests
- Legal review

Defensible evidence supports school, housing, and public facility decisions, funding use, and risk management.

03 RISK REDUCTION

Problems are identified and addressed before they escalate.



- ✓ IAQ issues corrected
- ✓ HVAC performance restored
- ✓ System reliability improved
- ✓ Conditions documented
- ✓ Fewer disruptions to occupants

Timely, authorized interventions reduce health risks, disruption costs, and long-term facility expenses.

04 DISPUTE RESOLUTION

A complete record provides context for legal, insurance, and regulatory questions.



EXHIBITS
INSPECTION RECORDS
SERVICE RECORDS
TESTING RESULTS
PHOTOS / DRAWINGS
COMMISSIONING REPORTS

A well-governed record helps resolve disputes with objective evidence and documented conditions over time.

05 STRONGER OUTCOMES

Healthier occupants. Better buildings. Greater accountability.



- ✓ Healthier indoor environments
- ✓ More efficient building operations
- ✓ Better use of public funds
- ✓ Greater transparency and accountability
- ✓ A safer, more resilient Arizona

WHO BENEFITS?

 SCHOOLS Protects students and staff.	 HOUSING Supports residents and habitability.	 GOVERNMENT Improves oversight and responsible use of public funds.	 INSURERS Provides objective evidence for claims and risk assessments.	 OCCUPANTS Healthier, safer indoor environments.	 COMMUNITIES Stronger, more resilient buildings and better public outcomes.
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07

A LIFECYCLE OF ACCOUNTABLE DECISIONS

ONE BUILDING. MANY DECISIONS. A CONTINUOUS, DEFENSIBLE RECORD.

A complete, time-stamped record supports better decisions for operations, funding, compliance, insurance, and future renovations.

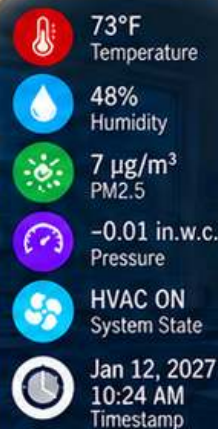


ARIZONA

07

ONGOING OPERATIONS

MONITOR, MAINTAIN, RESPOND



- ✓ Continuous monitoring
- ✓ Preventive maintenance
- ✓ Service records logged
- ✓ Occupant complaints (if any)



A LIVE RECORD SUPPORTS DAY-TO-DAY DECISIONS.

08

FUNDING & IMPROVEMENTS

SUPPORT WITH EVIDENCE



- ✓ Documented building conditions
- ✓ Evidence-based funding requests
- ✓ Scope, bids, and approvals
- ✓ Pre- and post-upgrade records
- ✓ Authorized changes with dates



REAL DATA STRENGTHENS FUNDING REQUESTS AND JUSTIFIES INVESTMENTS.

09

COMPLIANCE & REPORTING

MEET TODAY'S REQUIREMENTS



- ✓ Meet state and local requirements
- ✓ Document inspections and tests
- ✓ Maintain service and commissioning
- ✓ Provide records for audits
- ✓ Demonstrate due diligence



A COMPLETE RECORD HELPS MEET REGULATORY, INSURANCE AND LEGAL REQUIREMENTS.

10

DISPUTE RESOLUTION

OBJECTIVE EVIDENCE MATTERS



- ✓ Time-stamped evidence
- ✓ Pre- and post-intervention data
- ✓ Service and inspection records
- ✓ Verified test results
- ✓ Clear chain of authority



A DEFENSIBLE RECORD SUPPORTS FAIR, FACT-BASED RESOLUTION.

11

RENOVATION & THE FUTURE

PRESERVE AND BUILD ON THE RECORD



- ✓ Historical record informs design
- ✓ Verify conditions before work
- ✓ Compare new vs. baseline
- ✓ Document all changes
- ✓ Continue the record after completion



TODAY'S RECORD BECOMES TOMORROW'S FOUNDATION FOR SMARTER BUILDINGS.

LONG-TERM
VALUE
FOR ARIZONA



STUDENTS

Healthier learning environments and fewer disruptions.



COMMUNITIES

Safer, more resilient buildings and better use of funds.



GOVERNMENT

Greater transparency, accountability, and responsible spending.



INSURERS

Clearer risk assessment and stronger claims management.



OCCUPANTS

Healthier, more comfortable and productive spaces.



FUTURE GENERATIONS

A preserved record to guide renovations, expansions, and policy.

TA14 AUTHORITY GOVERNANCE INSTITUTION

Does this proposed consequence have sufficient Admissible Evidence, Applicable Authority, and Established Standing to become reality NOW?

EVIDENCE | AUTHORITY | STANDING | ADMISSIBLE EXECUTION

EVIDENCE THAT SUPPORTS FUNDING AND IMPROVEMENTS

FROM DOCUMENTED CONDITIONS TO JUSTIFIED INVESTMENTS.

A well-governed record helps Arizona schools, housing, and public facilities prioritize improvements, justify funding, and deliver healthier, more resilient buildings.



08-1 PRIORITIZE WITH REAL EVIDENCE

Documented conditions reveal where improvements are most needed.



- 78°F Temperature
- 58% Humidity
- 12 µg/m³ PM2.5
- 0.01 in.w.c. Pressure
- HVAC ON System State
- Apr 3, 2026 10:14 AM Timestamp

- ✓ Evidence-based assessments
- ✓ Identify highest risk areas
- ✓ Compare buildings and systems
- ✓ Support data-driven prioritization

08-2 DEVELOP SCOPE AND BUDGET

A clear record helps define the right improvements and expected outcomes.



IMPROVEMENT PLAN

- ✓ HVAC upgrades
- ✓ Ventilation improvements
- ✓ Filtration enhancements
- ✓ Control system updates
- ✓ IAQ verification
- ✓ Estimated costs
- ✓ Expected outcomes

- ✓ Use documented evidence
- ✓ Define scope and specifications
- ✓ Develop accurate cost estimates
- ✓ Include expected health and performance outcomes

08-3 SEEK AND SECURE FUNDING

Defensible records support state, federal, and local funding requests.



- ✓ State facility funding
- ✓ Federal grants (e.g., EPA, HUD)
- ✓ School infrastructure programs
- ✓ Local bonds and initiatives
- ✓ Philanthropic and private funding
- ✓ Clear documentation package
- ✓ Demonstrated need and outcomes

08-4 EXECUTE IMPROVEMENTS WITH OVERSIGHT

Authorized changes are implemented and documented within established authority and scope.



- ✓ Follow approved scope and budget
- ✓ Document all changes
- ✓ Maintain inspection and service records
- ✓ Verify installation and performance
- ✓ Keep a continuous record chain
- ✓ Ensure compliance with requirements

08-5 VERIFY RESULTS AND PLAN NEXT STEPS

Post-improvement testing confirms measurable changes and supports future planning.

BEFORE	AFTER
12 µg/m³ PM2.5	5 µg/m³ PM2.5
58% Humidity	48% Humidity
780 ppm CO₂	620 ppm CO₂

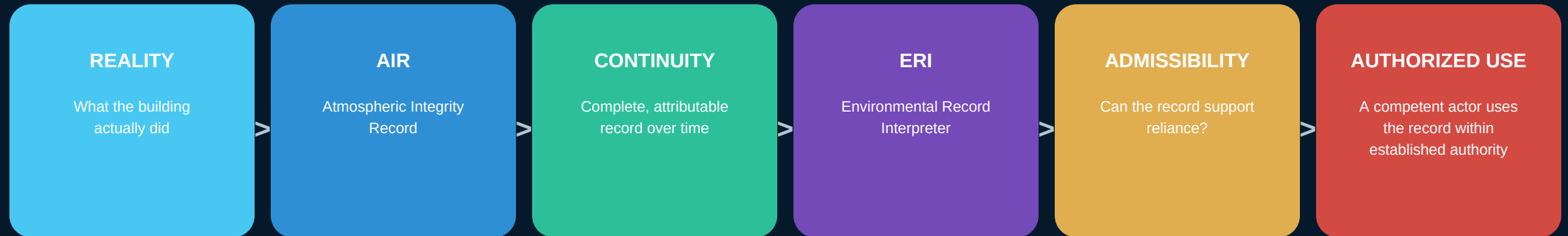
- ✓ Compare new data to baseline
- ✓ Confirm measurable improvements
- ✓ Document results in the record
- ✓ Plan next phase of improvements
- ✓ Strengthen long-term building performance

WHO BENEFITS?

 STUDENTS Healthier learning environments and better academic outcomes.	 COMMUNITIES Safer, more resilient buildings and stronger neighborhoods.	 GOVERNMENT Greater transparency, accountability, and responsible spending.	 INSURERS Clearer risk assessment and lower long-term costs.	 OCCUPANTS Healthier, more comfortable and productive spaces.	 FUTURE GENERATIONS A preserved record supports a safer, smarter and more resilient Arizona.
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TA14 EVIDENCE ARCHITECTURE

KEEP THE RECORD, INTERPRETATION, AND CONSEQUENCE DISTINCT



BOUNDARY RULES

Observed is not inferred. Inferred is not authorized. AIR preserves atmospheric condition and chronology. The Environmental Record Interpreter can make a preserved record understandable, but it does not silently convert observation into diagnosis, legal conclusion, or execution authority. PAIR is used only where person-centered atmospheric continuity is actually relevant.

PROPOSED ARIZONA PILOT

or

PILOT ENTRY POINTS

- School HVAC / IAQ deficiency
- Apartment cooling or habitability complaint
- Mold / moisture evidence problem
- Post-repair verification
- Portfolio operating-history / record-continuity need

BOUNDED OUTPUT

Baseline → chronology → intervention → post-condition → preserved evidence package → technical examination

The pilot does not decide the legal case or professional finding. It establishes a stronger record of reality around the consequential route.

1 Freeze the proposition and scope

2 Establish baseline evidence and provenance

3 Preserve mechanical / service chronology

4 Record authority, intervention, actor, time, and scope

5 Verify post-condition performance

6 Produce a replayable examination package

Pilot contact: ta14admissibleexecution@gmail.com | Showroom: <https://www.ta14exchange.com/showrooms/arizona-building-as-evidence>

BOUNDARY, NON-CLAIMS & SOURCES

WHAT THIS REFERENCE DOES AND DOES NOT CLAIM

BOUNDARY / NON-CLAIM

This is a public technical examination surface. It is not legal advice, expert testimony, engineering licensure, industrial-hygiene certification, medical guidance, a claim of Arizona governmental adoption, or a representation that a TA14 record is automatically admissible in court. Licensed and jurisdictionally competent professionals remain controlling where required. The Mason decision discussed here is unpublished and carries the limitations stated by the Arizona Court of Appeals.

PRIMARY / AUTHORITATIVE SOURCES

[1] Arizona Department of Administration - School Facilities: Building Renewal Grant

<https://sfb.az.gov/funding-programs/building-renewal-grant>

[2] Arizona Revised Statutes §41-5832 - Indoor air quality requirements

<https://www.azleg.gov/ars/41/05832.htm>

[3] Arizona Attorney General - Spectra West AC demand, July 8, 2026

<https://www.azag.gov/press-release/attorney-general-mayes-demands-spectra-west-apartments-glendale-restore-functioning>

[4] Arizona Attorney General - Tucson apartment AC lawsuit, Aug. 11, 2026

<https://www.azag.gov/press-release/attorney-general-mayes-sues-out-state-landlords-leaving-tucson-tenants-without-ac>

[5] Mason v. Eastside/Wasatch et al., Arizona Court of Appeals (2010)

<https://law.justia.com/cases/arizona/court-of-appeals-division-one-unpublished/2010/cv090155.html>