

March 28, 2023

Mr. David Zeck, CEFM
Facilities Manager
Franklin Township Board of Education
3228 Coles Mill Rd.
Franklinville, NJ 08322

RE: Indoor Air Quality Inspection Report – March 2023
Janvier Elementary School
Epic Project No. 23-1040

Dear Mr. Zeck:

Epic Environmental Services, LLC (Epic) was retained by the Franklin Township Board of Education (District) to perform indoor air quality inspections for five randomly selected areas at the Janvier Elementary School. The inspections consisted of visual observations and the collection of temperature and relative humidity data. Additionally, samples for airborne mold spores were collected in the inspection areas.

The visual inspections focused on signs of moisture, water intrusion, and visible mold growth.

Temperature and relative humidity data were compared to current New Jersey Indoor Air Quality and industry standards.

Epic Environmental performed the inspections on March 17, 2023.

Acceptable Temperature and Relative Humidity Criteria

Acceptable Indoor Temperature Range:	68° - 79° Fahrenheit
Ideal Relative Humidity Range:	30-60%

The following rooms/areas were inspected:

Room 3, Room 7, Room 18, Room 27, Room 26

HEALTH

Epic Environmental Services, LLC
Tele: 856.205.1077

SAFETY

www.epicenviro.com

ENVIRONMENT

80 Fork Bridge Road
Pittsgrove, NJ 08318

Observations, Comments, and Recommendations

Weather Conditions: Mostly Cloudy, 59° Fahrenheit, 44% Relative Humidity

Room 3

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was below the ideal range (28%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
No action required at this time.

Room 7

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was below the ideal range (24%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
No action required at this time.

Room 18

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was below the ideal range (23%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
No action required at this time.

Room 27

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was below the ideal range (23%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
No action required at this time.

Room 26

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was below the ideal range (25%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
No action required at this time.

Air Sample Results

Air samples were collected in each inspection area. Airborne mold spore concentrations were near or below background (outside) concentrations in all areas.

See Sample Data Summary

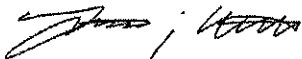
Conclusions and General Recommendations

- Assure steps are taken to maintain a maximum relative humidity concentration of 60% during the summer months. This will reduce the overall probability of triggering mold activity.
- To prevent respiratory discomfort, maintain a minimum relative humidity of 30% and avoid excessively dry air. In cases where low humidity is causing complaints such as dry throats, a humidifier may be used on a temporary basis.

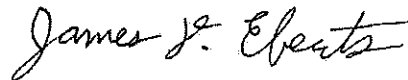
Please do not hesitate to contact me at 856-205-1077 should you have any questions.

An invoice for the completed project is enclosed.

Regards,



Timothy Eberts
Senior Project Manager
Epic Environmental Services, LLC



James Eberts
President
Epic Environmental Services, LLC

Sample Data Summary Air Sampling

Air Samples March 17, 2023

Air Sample Location	Airborne Mold Concentrations (spores/m ³)	
	Total	Individual Mold Concentrations
Room 3	580	Basidiospores 500
		Cladosporium 80
Room 7	200	Basidiospores 200
Room 18	400	Basidiospores 400
Room 27	300	Basidiospores 200
		Cladosporium 100
Room 26	300	Basidiospores 300
Outside	2760	Ascospores 200
		Aspergillus/Penicillium 200
		Basidiospores 1800
		Cladosporium 400
		Myxomycetes 80
		Pestalotia 80

- Individual molds listed in green indicate an individual airborne mold level NEAR or BELOW outside the (background) level.
- Individual molds listed in purple were not found in the background sample, but not considered evidence of a water/moisture issue or active mold growth.
- Individual molds listed in red indicate an individual airborne mold level significantly ABOVE the outside (background) level, and may be an indicator of active mold growth in the area.

Airborne mold spore concentrations were near or below background (outside) concentrations.



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-0262
<http://www.EMSL.com> / cinnmicrolab@emsl.com

EMSL Order: 372304118
Customer ID: EPIC62
Customer PO: 23-1040
Project ID:

Attention: James Eberts
Epic Environmental Services, LLC
80 Fork Bridge Road
Pittsgrove, NJ 08318

Phone: (856) 205-1077
Fax: (856) 205-0413
Collected Date: 03/17/2023
Received Date: 03/18/2023
Analyzed Date: 03/21/2023

Project: Janvier School IAQ

Test Report: Micro-5(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372304118-0001			372304118-0002			372304118-0003		
Client Sample ID:	J - 01			J - 02			J - 03		
Volume (L):	25			25			25		
Sample Location:	Outside			Rm 3			Rm 7		
Spore Types	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	3	200	7.2	-	-	-	-	-	-
Aspergillus/Penicillium	2	200	7.2	-	-	-	-	-	-
Basidiospores	22	1800	65.2	6	500	86.2	2	200	100
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	5	400	14.5	1	80	13.8	-	-	-
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	1	80	2.9	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Pestalotia++	1	80	2.9	-	-	-	-	-	-
Total Fungi	34	2760	100	7	580	100	2	200	100
Hyphal Fragment	4	300	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	6	500	-	1	80	-	-	-	-
Analyt. Sensitivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensitivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	3	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	3	-	-	2	-	-	1	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Vincent Iuzzolino, M.S., Laboratory Director
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. Skin & Fibrous ratings: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-100%) of the background particles.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 03/23/2023 03:46 PM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com



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Project: Janvier School IAQ

Test Report: Micro-5(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372304118-0004			372304118-0005			372304118-0006		
Client Sample ID:	J - 04			J - 05			J - 06		
Volume (L):	25			25			25		
Sample Location:	Rm 18			Rm 27			Rm 26		
Spore Types	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	-	-	-	-	-	-	-	-	-
Aspergillus/Penicillium	-	-	-	-	-	-	-	-	-
Basidiospores	5	400	100	3	200	66.7	4	300	100
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	-	-	-	3*	100*	33.3	-	-	-
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Pestalotia++	-	-	-	-	-	-	-	-	-
Total Fungi	5	400	100	6	300	100	4	300	100
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	1	80	-	1	80	-
Analyt. Sensitivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensitivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	3	-	-	3	-	-	3	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	3	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

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