



October 14, 2022

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

**RE: Indoor Air Quality Inspection Report – September 2022**  
**Janvier Elementary School**  
**Epic Project No. 22-3202**

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 September 27, 2022.

### **Acceptable Temperature and Relative Humidity Criteria**

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

The following rooms/areas were inspected:

Room 35, Room 27, Room 18, Room 12, Room 6

## **Observations, Comments, and Recommendations**

### **Weather Conditions: Mostly Cloudy, 70° Fahrenheit, 34% Relative Humidity**

#### **Room 35**

No visible mold was observed.  
No evidence of recent water intrusion was observed.  
Relative humidity was within the ideal range (35%). 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 within the ideal range (37%). 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 within the ideal range (40%). Temperature was within the acceptable range.  
Airborne mold spore concentrations were near or below outside (background) concentrations.  
No action required at this time.

#### **Room 12**

Visible mold observed on closet door.  
No evidence of recent water intrusion was observed.  
Relative humidity was within the ideal range (40%). Temperature was within the acceptable range.  
Airborne mold spore concentrations were near or below outside (background) concentrations.  
Recommendations to clean surface of cabinet were given to the district.

#### **Room 6**

No visible mold was observed.  
No evidence of recent water intrusion was observed.  
Relative humidity was within the ideal range (38%). 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.

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,



Tim Eberts  
Senior Project Manager  
Epic Environmental Services, LLC



James Eberts  
President  
Epic Environmental Services, LLC





# 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: 372215883

Customer ID: EPIC62

Customer PO: 22-3202

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: 09/27/2022  
Received Date: 09/29/2022  
Analyzed Date: 09/29/2022

Project: Janvier ES IAQ Franklin Twp BOE

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

Lab Sample Number:	372215883-0001			372215883-0002			372215883-0003		
Client Sample ID:	J-01			J-02			J-03		
Volume (L):	25			25			25		
Sample Location:	Room 35			Room 27			Room 18		
Spore Types	Raw Count	Count/m <sup>3</sup>	% of Total	Raw Count	Count/m <sup>3</sup>	% of Total	Raw Count	Count/m <sup>3</sup>	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	2	200	4.9	2	200	6.9	2	200	6.8
Aspergillus/Penicillium	4	300	7.4	-	-	-	2	200	6.8
Basidiospores	15	1200	29.4	11	880	30.3	8	600	20.3
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	24	1900	46.6	16	1300	44.8	22	1800	60.8
Curvularia	-	-	-	-	-	-	1	80	2.7
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium++	1	80	2	-	-	-	-	-	-
Ganoderma	1	80	2	-	-	-	-	-	-
Myxomycetes++	1	80	2	1	80	2.8	1	80	2.7
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Acremonium++	1	80	2	5	400	13.8	-	-	-
Cercospora++	1	80	2	-	-	-	-	-	-
Nigrospora	-	-	-	1*	40*	1.4	-	-	-
Pestalotia++	1	80	2	-	-	-	-	-	-
Total Fungi	51	4080	100	36	2900	100	36	2960	100
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
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)	-	3	-	-	3	-	-	3	-

++ 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

Report Amended: 09/30/2022 12:09 PM Replaces Initial report from: 09/30/2022 11:18 AM Reason Code Data Entry-Change to Project

For information on the fungi listed in this report, please visit the Resources section at [www.emsl.com](http://www.emsl.com).



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Project: Janvier ES IAQ Franklin Twp BOE

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

Lab Sample Number:	372215883-0004			372215883-0005			372215883-0006		
Client Sample ID:	J-04			J-05			J-06		
Volume (L):	25			25			25		
Sample Location:	Room 12			Room 6			Outside		
Spore Types	Raw Count	Count/m <sup>3</sup>	% of Total	Raw Count	Count/m <sup>3</sup>	% of Total	Raw Count	Count/m <sup>3</sup>	% of Total
Alternaria (Ulocladium)	2	200	4.9	-	-	-	1	80	0.9
Ascospores	-	-	-	-	-	-	5	400	4.5
Aspergillus/Penicillium	3	200	4.9	3	200	9.1	5	400	4.5
Basidiospores	7	600	14.7	7	600	27.3	52	4200	47.2
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	33	2600	63.7	17	1400	63.6	36	2900	32.6
Curvularia	2	200	4.9	-	-	-	1	80	0.9
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	2	200	4.9	-	-	-	2	200	2.2
Myxomycetes++	1	80	2	-	-	-	1	80	0.9
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Acremonium++	-	-	-	-	-	-	5	400	4.5
Cercospora++	-	-	-	-	-	-	1	80	0.9
Nigrospora	-	-	-	-	-	-	-	-	-
Pestalotia++	-	-	-	-	-	-	1	80	0.9
<b>Total Fungi</b>	<b>50</b>	<b>4080</b>	<b>100</b>	<b>27</b>	<b>2200</b>	<b>100</b>	<b>110</b>	<b>8900</b>	<b>100</b>
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	1	80	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensitivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	3	-	-	3	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	4	-	-	3	-	-	1	-

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

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372215883

# Environmental Microbiology Chain of Custody

Westmont, NJ  
 107 Haddon Avenue  
 Westmont, NJ 08108  
 PHONE: (856) 858-4800  
 FAX: (856) 858-4960



EMSL Order Number (Lab Use Only):

RECEIVED  
 2022 SEP 29 12:38

EMSL  
 CINNAMINSON, N.J.

Company: Epic Environmental Services, LLC		EMSL Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different <small>If Same as Billing Address, no Dispositions Comments**          Third Party Billing requires written authorization from third party</small>	
Street: 1930 Brown Road		Third Party Billing requires written authorization from third party	
City/State/Zip: Newfield, NJ 08344			
Report To (Name): James Eberts		Fax: 856-205-0413	
Telephone: 856-205-1077		Email Address: jeberts@epicenviro.com	

Project Name/Number: Januar ES 100, Franklin Twp BOE

Please Provide Results: Email  Purchase Order: 22-3202 State Samples Taken: NJ

Turnaround Time (TAT) Options\* - Please Check

3 Hour  6 Hour  24 Hour  48 Hour  72 Hour  96 Hour  1 Week  2 Week

\*Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide. TATs are subject to methodology requirements

**Non Culturable Air Samples (Spore Traps)**

• M001 Air-O-Cel	• M173 Alegro M2	• M004 Allergenco	• M032 Allergenco-D	• M172 Versa Trap
• M049 BioSIS	• M003 Burkard	• M043 Cyclex	• M002 Cyclex-d	
• M030 Micro 5	• M174 MoldSnap	• M176 Relife Smart	• M130 Via-Cell	

**Other Microbiology Test Codes**

• M041 Fungal Direct Examination	• M014 Endotoxin Analysis	• M029 Enterococci
• M005 Viable Fungi ID and Count	• M015 Heterotrophic Plate Count	• M019 Fecal Coliform
• M006 Viable Fungi ID and Count (Speciation)	• M180 Real Time Q-PCR-ERMI 30 Panel	• M133 MRSA Analysis
• M007 Culturable Fungi	• M018 Total Coliform (Membrane Filtration)	• M026 Cryptococcus neoformans Detection
• M008 Culturable Fungi (Speciation)	• M020 Fecal Streptococcus (Membrane Filtration)	• M120 Histoplasma capsulatum Detection
• M009 Gram Stain Culturable Bacteria	• M210-215 Legionella Detection	• M033-39 Allergen Testing
• M010 Bacterial Count and ID - 3 Most Prominent	• M026 Recreational Water Screen	• M044 Group Allergen (Cat, Dog, Cockroach, Dustmites)
• M011 Bacterial Count and ID - 5 Most Prominent	• M027 Mycotoxin Analysis	• Other See Analytical Price Guide
• M013 Sewage Contamination in Buildings		

Preservation Method (Water):

Name of Sampler: Tim Eberts Signature of Sampler:

Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
J-01	<del>Outside</del> RM 25	AIR	M030	25L	9/27/22 16:17
J-02	RM 27	↓	↓	↓	16:26
J-03	RM 18	↓	↓	↓	16:32
J-04	RM 12	↓	↓	↓	16:39
J-05	RM 6	↓	↓	↓	16:47
J-06	OUTSIDE	↓	↓	↓	16:57

Client Sample # (s): J-01 thru J-06 Total # of Samples: 6

Relinquished (Client): Date: 9/29/22 Time: 12:30

Received (Client): Date: 9/29/22 Time: 12:35

Comments/Special Instructions:



**AIHA Laboratory Accreditation Programs, LLC**

*acknowledges that*

**EMSL Analytical, Inc.**

**200 Route 130 North Cinnaminson, NJ 08077**

**Laboratory ID: LAP-100194**

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

**LABORATORY ACCREDITATION PROGRAMS**

- |                                     |                                   |  |
|-------------------------------------|-----------------------------------|--|
| <input checked="" type="checkbox"/> | <b>INDUSTRIAL HYGIENE</b>         | Accreditation Expires: November 01, 2022 |
| <input checked="" type="checkbox"/> | <b>ENVIRONMENTAL LEAD</b>         | Accreditation Expires: November 01, 2022 |
| <input checked="" type="checkbox"/> | <b>ENVIRONMENTAL MICROBIOLOGY</b> | Accreditation Expires: November 01, 2022 |
| <input type="checkbox"/>            | <b>FOOD</b>                       | Accreditation Expires:                   |
| <input type="checkbox"/>            | <b>UNIQUE SCOPES</b>              | Accreditation Expires:                   |

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA-LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA-LAP, LLC website ([www.aihaaccreditedlabs.org](http://www.aihaaccreditedlabs.org)) for the most current Scope.

*Cheryl O. Morton*

Cheryl O. Morton  
Managing Director, AIHA Laboratory Accreditation Programs, LLC

Revision19: 09/01/2020

Date Issued: 10/31/2020