



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
Reutter 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 Reutter 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 26, 2022.

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 42, Room 12, Room 17, Room 22

Observations, Comments, and Recommendations

Weather Conditions: Sunny, 76° Fahrenheit, 41% Relative Humidity

Room 3

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was within normal 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.

Room 42

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was within normal range (46%). 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

Minor amount of mold found on cabinet door.
No evidence of recent water intrusion was observed.
Relative humidity was within normal range (42%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
Recommendations were given to the district to clean affected areas with mold-resistant products.

Room 17

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was within normal range (50%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
No action required at this time.

Room 22

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was within normal range (44%). 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,



Timothy Eberts
Senior Project Manager
Epic Environmental Services, LLC



James Eberts
President
Epic Environmental Services, LLC

Sample Data Summary Air Sampling

Air Samples September 26, 2022

Air Sample Location	Airborne Mold Concentrations (spores/m ³)	
	Total	Individual Mold Concentrations
Room 3	4200	Aspergillus/Penicillium 200 Basidiospores 2300 Cladosporium 1500
Room 42	4200	Ascospores 200 Basidiospores 2399 Cladosporium 1599 Curvularia 40 Paecilomyces 200
Room 12	1090	Basidiospores 960 Cladosporium 80 Epicoccum 40
Room 17	740	Ascospores 40 Basidiospores 300 Cladosporium 400
Room 22	880	Aspergillus/Penicillium 200 Basidiospores 400 Cladosporium 200 Curvularia 80
Outside	15040	Alternaria 500 Ascospores 1800 Aspergillus/Penicillium 500 Basidiospores 7100 Cladosporium 3900 Epicoccum 40 Fusarium 200 Ganoderma 80 Myxomycetes 80 Pithomyces 80 Rust 40 Unidentifiable Spores 80 Cercospora 400 Nigrospora 80 Polythrincium 80 Torula 80

- Total mold counts found in **green** indicate a total airborne mold level NEAR or BELOW the outside (background) level.
- Total mold counts found in **red** indicate a total airborne mold level significantly ABOVE the outside (background) level, and may be an indicator of active mold growth.
- 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: 372215878
Customer ID: EPIC62
Customer PO:
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: 09/26/2022
Received Date: 09/29/2022
Analyzed Date: 09/30/2022

Project: Reutter 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:	372215878-0001			372215878-0002			372215878-0003		
Client Sample ID:	R-01			R-02			R-03		
Volume (L):	25			25			25		
Sample Location:	Outside			Room 3			Room 42		
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)	6	500	3.3	-	-	-	-	-	-
Ascospores	22	1800	12	-	-	-	2	200	10.1
Aspergillus/Penicillium	6	500	3.3	2	200	4.8	-	-	-
Basidiospores	89	7100	47.2	29	2300	54.8	14	1100	55.6
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	49	3900	25.9	19	1500	35.7	7	600	30.3
Curvularia	-	-	-	-	-	-	1*	40*	2
Epicoccum	1*	40*	0.3	-	-	-	-	-	-
Fusarium++	2	200	1.3	-	-	-	-	-	-
Ganoderma	1	80	0.5	-	-	-	-	-	-
Myxomycetes++	1	80	0.5	-	-	-	-	-	-
Pithomyces++	1	80	0.5	-	-	-	1*	40*	2
Rust	1*	40*	0.3	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	2*	80*	0.5	-	-	-	-	-	-
Cercospora++	5	400	2.7	-	-	-	-	-	-
Nigrospora	1	80	0.5	-	-	-	-	-	-
Paecilomyces++	-	-	-	3	200	4.8	-	-	-
Polythrincium	1	80	0.5	-	-	-	-	-	-
Torula++	1	80	0.5	-	-	-	-	-	-
Total Fungi	189	15040	100	53	4200	100	25	1980	100
Hyphal Fragment	19	1500	-	1	80	-	1*	40*	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensitivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	1	-	-	4	-	-	3	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	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

Initial report from: 09/30/2022 01:37 PM

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



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Project: Reutter 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:	372215878-0004			372215878-0005			372215878-0006		
Client Sample ID:	R-04			R-05			R-06		
Volume (L):	25			25			25		
Sample Location:	Room 12			Room 17			Room 22		
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	-	-	-	1*	40*	5.4	-	-	-
Aspergillus/Penicillium	-	-	-	-	-	-	2	200	22.7
Basidiospores	12	960	88.9	4	300	40.5	5	400	45.5
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	2*	80*	7.4	9*	400*	54.1	2	200	22.7
Curvularia	-	-	-	-	-	-	1	80	9.1
Epicoccum	1*	40*	3.7	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Paecilomyces++	-	-	-	-	-	-	-	-	-
Polythrincium	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	-	-	-	-	-	-
Total Fungi	15	1080	100	14	740	100	10	880	100
Hyphal Fragment	-	-	-	-	-	-	1	80	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	1*	40*	-	-	-	-
Analyt. Sensitivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensitivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	3	-	-	3	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	2	-

++ 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

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Initial report from: 09/30/2022 01:37 PM

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

372215878



Environmental Microbiology Chain of Custody

EMSL Order Number (Lab Use Only) **372215878**

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

RECEIVED
EMSL
MINNAPARC
MINSON, NJ

Company: Epic Environmental Services, LLC
 Street: 1930 Brown Road
 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: Reuter ES 100, Franklin Twp BDE
 Please Provide Results: Email Purchase Order: 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-Cell
 - M049 BioSIS
 - M030 Micro 5
 - M173 Alegro M2
 - M003 Burkard
 - M174 MoldSnap
 - M004 Allergenco
 - M043 Cyclax
 - M176 Relle Smart
 - M032 Allergenco-D
 - M002 Cyclax-d
 - M130 Via-Cell
 - M172 Versa Trap

- Other Microbiology Test Codes**
- M041 Fungal Direct Examination
 - M005 Viable Fungi ID and Count
 - M006 Viable Fungi ID and Count (Speciation)
 - M007 Culturable Fungi
 - M008 Culturable Fungi (Speciation)
 - M009 Gram Stain Culturable Bacteria
 - M010 Bacterial Count and ID - 3 Most Prominent
 - M011 Bacterial Count and ID - 6 Most Prominent
 - M013 Sewage Contamination in Buildings
 - M014 Endotoxin Analysis
 - M015 Heterotrophic Plate Count
 - M100 Real Time Q-PCR-ERMI 38 Panel
 - M018 Total Coliform (Membrane Filtration)
 - M020 Fecal Streptococcus (Membrane Filtration)
 - M210-215 Legionella Detection
 - M026 Recreational Water Screen
 - M027 Mycotoxin Analysis
 - M029 Enterococci
 - M019 Fecal Coliform
 - M133 MRSA Analysis
 - M028 Cryptococcus neoformans Detection
 - M120 Histoplasma capsulatum Detection
 - M033-39 Allergen Testing (Cat, Dog, Cockroach, Dustmites)
 - M044 Group Allergen
 - Other See Analytical Price Guide

Preservation Method (Water):

Name of Sampler: Tim Eberts Signature of Sampler: [Signature]

Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
R-01	Outside	AIR	M030	25 L	9/26/22 1507
R-02	Rm 3	↓	↓	↓	1523
R-03	Rm 42	↓	↓	↓	1532
R-04	Rm 12	↓	↓	↓	1540
R-05	Rm 17	↓	↓	↓	1546
R-06	Rm 22	↓	↓	↓	1557

Client Sample # (s): R-01 thru R-06 Total # of Samples: 6
 Relinquished (Client): [Signature] Date: 9/29/22 Time: 12:36
 Received (Client): [Signature] 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"/> | INDUSTRIAL HYGIENE | Accreditation Expires: November 01, 2022 |
| <input checked="" type="checkbox"/> | ENVIRONMENTAL LEAD | Accreditation Expires: November 01, 2022 |
| <input checked="" type="checkbox"/> | ENVIRONMENTAL MICROBIOLOGY | Accreditation Expires: November 01, 2022 |
| <input type="checkbox"/> | FOOD | Accreditation Expires: |
| <input type="checkbox"/> | UNIQUE SCOPES | 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) 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