



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
Main Road 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 Main Road 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 28, 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 59, Room 70, Room 18, Room 44, Room 5

Observations, Comments, and Recommendations

Weather Conditions: Sunny, 69° Fahrenheit, 46% Relative Humidity

Room 59

Minor mold was observed on the half-circle desks.
No evidence of recent water intrusion was observed.
Relative humidity was within normal range (36%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
Recommendations to clean affected areas with mold-resistant cleaning products were made to the district.

Room 70

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was within normal range (41%). 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

Minor mold observed on cabinets.
No evidence of recent water intrusion was observed.
Relative humidity was within normal range (41%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
Recommendations to clean affected areas with mold-resistant cleaning products were made to the district.

Room 44

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was within normal 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 5

No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was within normal range (41%). 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



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: 372215875
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: 09/28/2022
Received Date: 09/29/2022
Analyzed Date: 09/29/2022

Project: Main Rd 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:	372215875-0001			372215875-0002			372215875-0003		
Client Sample ID:	M-01			M-02			M-03		
Volume (L):	25			25			25		
Sample Location:	Room 59			Room 70			Room 18		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	1	80	4.3	-	-	-
Ascospores	-	-	-	1	80	4.3	1	80	5.1
Aspergillus/Penicillium	2	200	15.6	2	200	10.6	3	200	12.8
Basidiospores	7	600	46.9	10	800	42.6	7	600	38.5
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	3	200	15.6	7	600	31.9	5	400	25.6
Curvularia	-	-	-	-	-	-	2	200	12.8
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	1	80	4.3	-	-	-
Myxomycetes++	2	200	15.6	-	-	-	-	-	-
Pithomyces++	1	80	6.3	1*	40*	2.1	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Acremonium++	-	-	-	-	-	-	-	-	-
Coelomycetes	-	-	-	-	-	-	1	80	5.1
Nigrospora	-	-	-	-	-	-	-	-	-
Total Fungi	15	1280	100	23	1880	100	19	1560	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)	-	4	-	-	4	-	-	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 11:19 AM

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



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: 372215875
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: 09/28/2022
Received Date: 09/29/2022
Analyzed Date: 09/29/2022

Project: Main Rd 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:	372215875-0004			372215875-0005			372215875-0006		
Client Sample ID:	M-04			M-05			M-06		
Volume (L):	25			25			25		
Sample Location:	Room 44			Room 5			Outside		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	1	80	1.1
Ascospores	1	80	3.6	-	-	-	-	-	-
Aspergillus/Penicillium	1	80	3.6	1	80	3.3	13	1000	14.3
Basidiospores	22	1800	81.8	17	1400	58.3	49	3900	55.7
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	3	200	9.1	7	600	25	15	1200	17.1
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	1*	40*	0.6
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	1*	40*	1.8	-	-	-	-	-	-
Pithomyces++	-	-	-	1	80	3.3	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	1	80	3.3	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Acremonium++	-	-	-	1	80	3.3	9	700	10
Coelomycetes	-	-	-	1	80	3.3	-	-	-
Nigrospora	-	-	-	-	-	-	1	80	1.1
Total Fungi	28	2200	100	29	2400	100	89	7000	100
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
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)	-	3	-	-	3	-	-	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: 09/30/2022 11:19 AM

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



Environmental Microbiology Chain of Custody

EMSL Order Number (Lab Use Only):

372215875

Westmont, NJ
 107 Haddonfield Rd
 Westmont, NJ 08086
 PH: (856) 858-4900
 FAX: (856) 858-4900

RECEIVED
 EMSL
 CINCINNATI, OH
 2022 SEP 29 12:39

Company: Epic Environmental Services, LLC	EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different <small>If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party</small>
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: Man Rd ES IAQ 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-Q-Cell
 - 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)
 - M100 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
 - M039-39 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
M-01	Rm 59	AIR	M030	25L	9/28/22 1511
M-02	Rm 70	↓	↓	↓	1527
M-03	Rm 18	↓	↓	↓	1534
M-04	Rm 44	↓	↓	↓	1541
M-05	Rm 5	↓	↓	↓	1548
M-06	Outside	↓	↓	↓	1556

Client Sample # (s): M-01 thru M-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"/>	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