December 12, 2024

Mr. Robert Mortka
Director of Facilities
Black Horse Pike Regional Board of Education
580 Erial Rd.
Blackwood, NJ 08102

RE: Indoor Air Quality Inspection Report – November 2024
Black Horse Pike Regional Administration Building
Epic Project No. 24-4505

Dear Mr. Mortka:

Epic Environmental Services, LLC (Epic) was retained by the Black Horse Pike Board of Education (District) to perform indoor air quality inspections for two randomly selected areas at the Black Horse Pike Regional Administration Building. 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, carbon dioxide, and relative humidity data were compared to current New Jersey Indoor Air Quality and industry standards.

Epic Environmental performed the inspections on November 26, 2024.

Acceptable Temperature and Relative Humidity Criteria

Acceptable Indoor Temperature Range:	**68° - 79° Fahrenheit**
Ideal Relative Humidity Range:	**30-60%**
Acceptable Carbon Dioxide Limit:	**1,000 parts per million (ppm)**

The following rooms/areas were inspected:

Assistant RA Office, Sec. to Superintendent

Observations, Comments, and Recommendations

Weather: Sunny, 50° Fahrenheit, 42% Relative Humidity

Assistant RA Office
No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was within the ideal range (45%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
Carbon dioxide concentrations were above the allowable limit (1300 ppm).
Check HVAC settings to ensure proper fresh air introduction into the space.

Sec. to the Superintendent
No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was within the ideal range (47%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
Carbon dioxide concentrations were above the allowable limit (1200 ppm).
Check HVAC settings to ensure proper fresh air introduction into the space.

General Conclusions and Recommendations

Overall Assessment

1. Indoor air quality complies with New Jersey standards for temperature and humidity.
2. No visible signs of mold or water intrusion were found in the assessed areas.
3. Relative humidity levels were maintained within the optimal range of 45-47%.
4. Carbon dioxide levels were elevated, measuring between 1200-1300 ppm, exceeding the recommended guideline of 1000 ppm.

Environmental Controls

1. Maintain relative humidity above 30% during the cooler seasons.
2. Enhance fresh air ventilation to lower CO2 levels below the 1000 ppm threshold.

Ongoing Monitoring

1. Establish a regular monitoring program for CO2 levels.
2. Continue routine inspections of indoor air quality.
3. Maintain a reporting system for staff to address moisture and mold concerns.

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

Sample Data Summary
Air Sampling

Air Samples November 26, 2024

Air Sample Location	Airborne Mold Concentrations (spores/m³)		
	Total	Individual Mold Concentrations	
Assistant RA Office	2280	Basidiospores	1700
		Bipolaris	80
		Cladosporium	300
		Myxomycetes	200
Sec. to Superintendent	1320	Ascospores	80
		Basidiospores	200
		Bipolaris	40
		Cladosporium	600
		Epicoccum	80
		Myxomycetes	80
		Pithomyces	80
		Rust	80
		Torula	80
Outside	19700	Ascospores	500
		Aspergillus/Penicillium	500
		Basidiospores	14400
		Cladosporium	4300

- 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 in all areas.

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: 372420567
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: 11/26/2024
Received Date: 11/26/2024
Analyzed Date: 11/27/2024

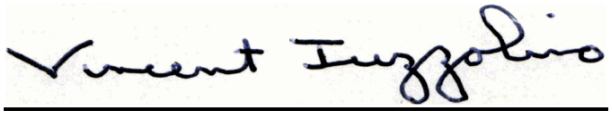
Project: BHP Admin Blgd IAQ

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

Lab Sample Number:	372420567-0001			372420567-0002			372420567-0003		
Client Sample ID:	A-01			A-02			A-03		
Volume (L):	25			25			25		
Sample Location:	Outside			Assistant RA Office			Sec. to Superintendant		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	6	500	2.5	-	-	-	1	80	6.1
Aspergillus/Penicillium++	6	500	2.5	-	-	-	-	-	-
Basidiospores	106(180)	14400	73.1	21	1700	74.6	3	200	15.2
Bipolaris++	-	-	-	1	80	3.5	1	40*	3
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	54	4300	21.8	4	300	13.2	7	600	45.5
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	1	80	6.1
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	2	200	8.8	1	80	6.1
Pithomyces++	-	-	-	-	-	-	1	80	6.1
Rust	-	-	-	-	-	-	1	80	6.1
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	-	-	-	1	80	6.1
Total Fungi	**246**	**19700**	**100**	**28**	**2280**	**100**	**17**	**1320**	**100**
Hyphal Fragment	-	-	-	1	80	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensitivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	1	-	-	3	-	-	3	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	3	-	-	4	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.
† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

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



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

Initial report from: 12/02/2024 09:25 AM

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

OrderID: 372420567

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Microbiology Chain of Custody Form

EMSL Order Number / Lab Use Only

372420567

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
EMAIL: c@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information		Billing Information	
Customer ID:		Billing ID:	
Company Name:	Epic Environmental Services, LLC	Company Name:	Epic Environmental Services, LLC
Contact Name:	James Eberts	Billing Contact:	James Eberts
Street Address:	80 Fork Bridge Road	Street Address:	80 Fork Bridge Road
City, State, Zip:	Pittsgrove NJ 08318	Country:	US
Phone:	856-205-1077	Phone:	856-205-1077
Email(s) for Report:	jeberts@epicenviro.com	Email(s) for Invoice:	

Project Information

Project Name/No: BHP Admin Bldg IAQ

Purchase Order:

EMSL LIMS Project ID: (If applicable, EMSL will provide)

State Samples Collected: NJ

Zip Code Samples Collected::

State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-taxable)

Sampled By Name: Timothy Fibers

Sampled By Signature:

No. of Samples in Shipment: 3

Sterile, Sodium Thiosulfate Preserved Bottle Used: ☐ Biocide Used in Source (specify)

Public Water Supply Samples: ☐ Note: All results may automatically be reported to DOH if required by State.

Turn-Around-Time (TAT) Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32* Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☒ 1 Week ☐ 2 Week

MICROBIOLOGY TEST CODES

M001 Air-O-Cell	**M174** MoldSnap	**M012** *Pseudomonas aeruginosa* (P/A***)	**M115** Sewage Screen - Water (P/A***)
M030 Micro 5	**M032** Allergenco-D	**M024** *Pseudomonas aeruginosa* (MFT*)	**M116** Sewage Screen - Water (MPN**)
M041 Fungal Direct Examination		**M015** Heterotrophic Plate Count	**M117** Sewage Screen - Swab (P/A***)
M169 Pollen ID & Enumeration		**M017** Total Coliform & *E. Coli* (Colilert P/A***)	**M013** Sewage Screen - Swab (MFT*)
M280 Dust Characterization Level-1		**M018** Total Coliform & *E. Coli* (MFT*)	**M730** *Methicillin-resistant Staph, aureus* (MRSA)
M281 Dust Characterization Level-2		**M114** Total Coliform & *E. Coli Enumeration (Colilert MPN**)*	**M031** Rapid-growing non-TB *Mycobacteria* Detection & Enumeration
M005 Viable Fungi-Air Samples (Genus ID & Count)		**M019** Fecal Coliform (MFT*)	
M006 Viable Fungi-Air Samples (Includes *Penicillum, Aspergillus, Cladosporium, Stachybotrys* Species ID & Count)		**M020** Fecal *Streptococcus* (MFT*)	**M014** Endotoxin Analysis
		M029 *Enterococci* (MFT*)	**M044** Group Allergen (Cat, Dog, Cockroach, Dust Mite)
M007 Culturable Fungi-Surface Samples (Genus ID & Count)		**M129** *Enterococci* (Enterolert P/A***)	**M095** Bacteroides
M008 Culturable Fungi-Surface Samples (Includes *Penicillum, Aspergillus, Cladosporium, Stachybotrys* Species ID & Count)		**M180** Real Time qPCR-ERMI 36 Panel	**Other** - See Analytical Price Guide for Test Code
		M025 Sewage Screen - Water (MFT*)	***Legionella Analysis*** Please use EMSL *Legionella* COC
M009 Bacteria Culture Gram Stain & Count		*MFT= Membrane Filtration Technique	
M010 Bacteria Count & ID - 3 Most Prominent		**MPN = Most Probable Number	
M011 Bacteria Count & ID - 5 Most Prominent		***P/A = Presence/Absence	

RECEIVED EMSL CINNAMINSON, NJ NOV 26 PM 12 28

Sample #	Sample Location/Description	Sample Type (Matrix)	Potable / Non-Potable (Only for Water)	Test Code	Volume/Area	Date / Time Collected	Temperature (Lab Use Only)
Example: Sample 1	Kitchen	Water	Potable	M017	1,000 ml	1/1/2021 3:30pm	
A-01	Outside	Air		M030	252	11/26/24 0931	
A-02	Assistant IPA office	↓		↓	↓	0740	
A-03	Sec. to. Superintendent	↓		↓	↓	0947	

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by:	Date/Time: 11/26/24 1300	Received by: Angie ONeil US	Date/Time 11/26/24 1320
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-34 Micro R13 03/02/2021

☐ **AGREE TO ELECTRONIC SIGNATURE** (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

Page 1 of (3)

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

☑	**INDUSTRIAL HYGIENE**	Accreditation Expires: January 01, 2025
☑	**ENVIRONMENTAL LEAD**	Accreditation Expires: January 01, 2025
☑	**ENVIRONMENTAL MICROBIOLOGY**	Accreditation Expires: January 01, 2025
☐	**FOOD**	Accreditation Expires:
☐	**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

Revision20: 06/07/2022

Date Issued: 01/01/2023