



November 17, 2025

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 – October 2025
Triton High School
Epic Project No. 25-3191

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 five randomly selected areas at Triton High 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, relative humidity, and carbon dioxide (CO₂) data were compared to current New Jersey Indoor Air Quality and industry standards.

Epic Environmental performed the inspections on October 24, 2025.

Acceptable Temperature and Relative Humidity Criteria

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

The following rooms/areas were inspected:

Wood Shop Room H2 Room C4 Main Office Room B7

Observations, Comments, and Recommendations

Weather: Sunny, 63° Fahrenheit, 36% Relative Humidity

Wood Shop

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was within the ideal range (41%). Temperature was within the acceptable range.

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

The room was dusty and should be cleaned thoroughly by staff on a regular basis.

No action required at this time.

Room H2

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was within the ideal range (57%). Temperature was within the acceptable range.

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

The room was dusty and should be cleaned thoroughly by staff on a regular basis.

No action required at this time.

Room C4

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was within the ideal range (46%). Temperature was within the acceptable range.

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

The room was dusty and should be cleaned thoroughly by staff on a regular basis.

No action required at this time.

Main Office

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.

The room was dusty and should be cleaned thoroughly by staff on a regular basis.

No action required at this time.

Room B7

Visible Mold was observed on the wooden cabinets by the door, along the top.

No evidence of recent water intrusion was observed.

Relative humidity was within the ideal range (36%). Temperature was within the acceptable range.

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

The wooden cabinets should be cleaned with a product designed to kill mold, such as MoldEx. An air scrubber should be run during cleaning and for 24 hours after cleaning.

General Conclusions and Recommendations

- **Overall Assessment:**
 1. Surfaces with visible mold should be cleaned with a product designed to kill mold, such as MoldEx.
 2. **An air scrubber should be run during cleaning activities and for 24-48 hours after cleaning.**
- **Humidity Control:**
 1. Continue to ensure that the relative humidity is maintained at a maximum of 60% during the summer cooling season to prevent future mold issues.
- **Ongoing Monitoring and Preventive Measures:**
 1. Staff should remain vigilant in identifying and reporting any signs of moisture, water intrusion, or mold growth, to maintain a healthy indoor environment.

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,



Casey Eberts
Senior Project Manager
Epic Environmental Services, LLC



James Eberts
President
Epic Environmental Services, LLC

Sample Data Summary Air Sampling

Air Samples October 24, 2025

Air Sample Location	Airborne Mold Concentrations (spores/m ³)	
	Total	Individual Mold Concentrations
Wood Shop	440	Ascospores 80
		Aspergillus/Penicillium 80
		Basidiospores 200
		Myxomycetes 80
Room H2	560	Aspergillus/Penicillium 200
		Basidiospores 200
		Cladosporium 80
		Myxomycetes 80
Room C4	1980	Aspergillus/Penicillium 80
		Basidiospores 1500
		Cladosporium 80
		Epicoccum 40
		Myxomycetes 200
		Pithomyces 80
Main Office	2400	Alternaria 80
		Aspergillus/Penicillium 200
		Basidiospores 1200
		Cladosporium 600
		Epicoccum 80
		Myxomycetes 200
Room B7	1980	Ascospores 80
		Aspergillus/Penicillium 500
		Basidiospores 800
		Cladosporium 400
Outside	5100	Alternaria 200
		Ascospores 200
		Basidiospores 3100
		Cladosporium 1200
		Fusarium 200
		Myxomycetes 200

- 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.

Air samples were collected in each inspection 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: 372518076

Customer ID: EPIC62

Customer PO: 25-3191

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: 10/24/2025
Received Date: 11/03/2025
Analyzed Date: 11/04/2025

Project: Triton HS Annual IAQ

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

Lab Sample Number:	372518076-0001			372518076-0002			372518076-0003		
Client Sample ID:	TMS-OUT			TMS-WOOD			TMS-M2		
Volume (L):	25			25			25		
Sample Location:	Outside			Wood Shop			Room M2		
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)	2	200	3.9	-	-	-	-	-	-
Ascoospores	2	200	3.9	1	80	18.2	-	-	-
Aspergillus/Penicillium**	-	-	-	1	80	18.2	3	200	35.7
Basidiospores	39	3100	60.8	2	200	45.5	2	200	35.7
Bipolaris**	-	-	-	-	-	-	-	-	-
Chaetomium**	-	-	-	-	-	-	-	-	-
Cladosporium	15	1200	23.5	-	-	-	1	80	14.3
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium**	2	200	3.9	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes**	2	200	3.9	1	80	18.2	2	80*	14.3
Phthomyces**	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Total Fungi	62	5100	100	5	440	100	8	560	100
Hyphal Fragment	1	80	-	1	80	-	1	80	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	3	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	2	-	-	3	-

** 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.

Liz Hagenbuch, M.S., Microbiology Manager
or other Approved Signatory

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

EMSL Analytical, Inc. maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. The report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL Analytical, Inc. EMSL Analytical, Inc. bears no responsibility for sample collection activities or analytical method mistakes. The report reflects the samples as received. Results are generated from the field sampling data (sampling volume and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and meet method specifications unless otherwise noted. Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 4 (76-100%). Background ratings are based on the total area covered by non-fungal particles: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-99%), or 5 (100% overloaded). 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 = 100 are extrapolated based on the percentage analyzed.

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

Initial report from: 11/05/2025 09:26 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
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Collected Date: 10/24/2025
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Analyzed Date: 11/04/2025

Project: Triton HS Annual IAQ

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

Lab Sample Number:	372518076-0004			372518076-0005			372518076-0006		
Client Sample ID:	TMS-C4			TMS-MAIN			TMS-B7		
Volume (L):	25			25			25		
Sample Location:	Room C4			Main Office			Room B7		
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)	-	-	-	1	80	3.3	-	-	-
Asco-spores	-	-	-	-	-	-	1	80	4
Aspergillus/Penicillium**	1	80	4	3	200	8.3	6	500	25.3
Basidiospores	19	1500	75.8	15	1200	50	10	800	40.4
Bipolaris**	-	-	-	-	-	-	-	-	-
Chaetomium**	-	-	-	-	-	-	-	-	-
Cladosporium	1	80	4	7	600	25	5	400	20.2
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	1	40*	2	1	80	3.3	-	-	-
Fusarium**	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes**	3	200	10.1	3	200	8.3	3	200	10.1
Phthomyces**	2	80*	4	1	40*	1.7	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Total Fungi	27	1980	100	31	2400	100	25	1980	100
Hypheal Fragment	-	-	-	1	80	-	-	-	-
Insect Fragment	1	40*	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	3	-	-	3	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	3	-	-	3	-	-	2	-

** 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.

Liz Hagenbuch, M.S., Microbiology Manager
 or other Approved Signatory

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

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AHA LAP, LLC-EMSLAP Accredited #120194

Initial report from: 11/05/2025 09:26 AM

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

372518076

Environmental Microbiology Chain of Custody

EMSL Order Number (Lab Use Only):

Westmont, NJ
 107 Hadden Avenue
 Westmont, NJ 08108
 PHONE (856) 858 4800
 FAX (856) 858 4060



Company: Epic Environmental Services, LLC
Street: 1930 Brown Road
City/State/Zip: Newfield, NJ 08344

Report To (Name): James Eberts
Telephone: 856-205-1077
Project Name/Number: Tuten HS Annual IAQ

EMSL-Bill to: Same Different
 If Bill to is Different note instructions in Comments**
 Third Party Billing requires written authorization from third party

Fax: 856-205-0413
Email Address: jeberts@epic-env.com

Please Provide Results: Email **Purchase Order:** 25-3191 **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 microbiology requirements.

- Non Culturable Air Samples (Spore Traps)**
- M001 Air-Q-Cell
 - M049 BioSIS
 - M000 Micro 5
 - M173 Alegro N2
 - M003 Burkard
 - M174 MoldSnap
 - M004 Allergenco
 - M043 Cyclex
 - M176 Relia Smart
 - M032 Allergenco D
 - M002 Cyclex-J
 - M130 Via Cell
 - M172 Versa Trap

- Other Microbiology Test Codes**
- M041 Fungal Direct Examination
 - M005 Viable Fung ID and Count
 - M006 Viable Fung ID and Count (Speciation)
 - M007 Culturable Fung
 - M008 Culturable Fung (Speciation)
 - M009 Gram Stain Culturable Bacteria
 - M010 Bacterial Count and ID - 3 Most Prevalent
 - M011 Bacterial Count and ID - 6 Most Prevalent
 - M013 Sewage Contamination in Buildings
 - M014 Endotoxin Analysis
 - M015 Heterotrophic Plate Count
 - M100 Real Time Q-PCR-ERM 36 Panel
 - M016 Total Coliform (Membrane Filtration)
 - M020 Fecal Streptococcus (Membrane Filtration)
 - M210-216 Legionella Detection
 - M026 Recreational Water Screen
 - M027 Mycotoxin Analysis
 - M029 Enterococci
 - M019 Fecal Coliform
 - M133 MRSA Analysis
 - M028 Cryptosporidium parvum 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: Casey Lyons **Signature of Sampler:** Casey Lyons

Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
THS-OUT	Outside	Air	M030	54/min 25L	10/24/25 123-1218
THS-WOOD	Wood Shop	↓	↓	↓	1220-1225
THS-H2	Room H2	↓	↓	↓	1227-1232
THS-C4	Room C4	↓	↓	↓	1234-1239
THS-MAIN	Main Office	↓	↓	↓	1241-1246
THS-B7	Room B7	↓	↓	↓	1248-1253

Client Sample # (s): **Total # of Samples:** 6

Relinquished (Client): Casey Lyons **Date:** 11/3/25 **Time:** 1200

Received (Client): Andrew P. WF **Date:** 11/03/25 **Time:** 11:30am

Comments/Special Instructions:

RECEIVED
 EMSL
 CINNAMINSON, NJ
 2025 NOV -3 AM 11:31

607



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, LLC (AIHA LAP) 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: April 01, 2027
<input checked="" type="checkbox"/>	ENVIRONMENTAL LEAD	Accreditation Expires: April 01, 2027
<input checked="" type="checkbox"/>	ENVIRONMENTAL MICROBIOLOGY	Accreditation Expires: April 01, 2027
<input type="checkbox"/>	FOOD	Accreditation Expires:
<input type="checkbox"/>	UNIQUE SCOPES	Accreditation Expires:
<input type="checkbox"/>	BE FIELD/MOBILE	Accreditation Expires:

Specific Field(s) of Testing/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 requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP website (www.aihaaccreditedlabs.org) for the most current Scope.

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