epic environmental SERVICES, LLC

November 10, 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
Black Horse Pike Administration Building
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 three randomly selected areas of the 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, 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 30, 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:

Secretary to Special Education Office
Accounting Office
Secretary to Superintendent Office

Observations, Comments, and Recommendations

Weather: Overcast/Misty, 67° Fahrenheit, 95% Relative Humidity

Secretary to Special Education Office
No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was elevated (64%); however, this is likely due to the outside conditions. Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
No action required.

Accounting Office
No visible mold was observed.
No evidence of recent water intrusion was observed.
Relative humidity was elevated (61%); however, this is likely due to the outside conditions. Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
No action required.

Secretary to Superintendent Office
Minor amounts of visible mold were observed on the inside of a chair leg.
No evidence of recent water intrusion was observed.
Relative humidity was within the ideal range (56%). Temperature was within the acceptable range.
Airborne mold spore concentrations were near or below outside (background) concentrations.
The chair legs should be cleaned with a product designed to kill mold, such as MoldEx. An air scrubber should be run during cleaning activities and for 24-48 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 30, 2025

Air Sample Location	Airborne Mold Concentrations (spores/m³)		
	Total	Individual Mold Concentrations	
Secretary to Special Education Office	20780	Ascospores	200
		Basidiospores	20200
		Cladosporium	80
		Myxomycetes	300
Accounting Office	24260	Alternaria	40
		Ascospores	80
		Aspergillus/Penicillium	200
		Basidiospores	23500
		Cladosporium	80
		Epicoccum	80
		Myxomycetes	200
		Cercospora	80
Secretary to Superintendent Office	5660	Ascospores	80
		Aspergillus/Penicillium	200
		Basidiospores	5100
		Cladosporium	80
		Myxomycetes	200
Outside	50780	Ascospores	1400
		Aspergillus/Penicillium	80
		Basidiospores	49300

- 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 at 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: 372518072
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: 10/30/2025
Received Date: 11/03/2025
Analyzed Date: 11/04/2025

Project: BHP Admin Annual IAQ

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

Lab Sample Number:	372518072-0001			372518072-0002			372518072-0003		
Client Sample ID:	AD-SSE			AD-ACC			AD-SUS		
Volume (L):	25			25			25		
Sample Location:	Sec. To Sp. Education			Accounting			Sec. To Superinten.		
Spore Types	*Raw Count*†	Count/m³	% of Total	*Raw Count*†	Count/m³	% of Total	*Raw Count*†	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	1	40*	0.2	-	-	-
Ascospores	2	200	1	1	80	0.3	1	80	1.4
Aspergillus/Penicillium++	-	-	-	2	200	0.8	2	200	3.5
Basidiospores	122(252)	20200	97.2	107(294)	23500	96.9	64	5100	90.1
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	1	80	0.4	1	80	0.3	1	80	1.4
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	1	80	0.3	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	4	300	1.4	2	200	0.8	2	200	3.5
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	1	80	0.3	-	-	-
Total Fungi	**259**	**20780**	**100**	**303**	**24260**	**100**	**70**	**5660**	**100**
Hyphal Fragment	-	-	-	1	80	-	-	-	-
Insect Fragment	-	-	-	1	80	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensitivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	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.

Initial report from: 11/06/2025 09:31 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: 372518072
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: 10/30/2025
Received Date: 11/03/2025
Analyzed Date: 11/04/2025

Project: BHP Admin Annual IAQ

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

Lab Sample Number:	372518072-0004				
Client Sample ID:	AD-OUT				
Volume (L):	25				
Sample Location:	Outside				
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**		
Alternaria (Ulocladium)	-	-	-		
Ascospores	17	1400	2.8		
Aspergillus/Penicillium++	1	80	0.2		
Basidiospores	112(616)	49300	97.1		
Bipolaris++	-	-	-		
Chaetomium++	-	-	-		
Cladosporium	-	-	-		
Curvularia	-	-	-		
Epicoccum	-	-	-		
Fusarium++	-	-	-		
Ganoderma	-	-	-		
Myxomycetes++	-	-	-		
Pithomyces++	-	-	-		
Rust	-	-	-		
Scopulariopsis/Microascus	-	-	-		
Stachybotrys/Memnoniella	-	-	-		
Unidentifiable Spores	-	-	-		
Zygomycetes	-	-	-		
Cercospora++	-	-	-		
Total Fungi	**634**	**50780**	**100**		
Hyphal Fragment	1	80	-		
Insect Fragment	-	-	-		
Pollen	-	-	-		
Analyt. Sensitivity 600x	-	80	-		
Analyt. Sensitivity 300x	-	40*	-		
Skin Fragments (1-4)	-	1	-		
Fibrous Particulate (1-4)	-	1	-		
Background (1-5)	-	1	-		

++ 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.

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

Initial report from: 11/06/2025 09:31 AM

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

Order ID: 372518072

372518072

Environmental Microbiology Chain of Custody

EMSL Order Number *(Lab Use Only)*:

Westmont NJ
107 Haddon Avenue
Westmont NJ 08108
PHONE (856) 858 4900
FAX (856) 858 4960

Company: Epic Environmental Services, LLC	**EMSL-Bill to:** ☑ Same ☐ Different If Bill to is Different note instructions in Comments** *Third Party Billing requires written authorization from third party*
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@epic-env.com
Project Name/Number: BHP Admin Annex IAQ	
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. TAT is subject to methodology requirements.

Non Culturable Air Samples (Spore Traps)

- M001 Air-O-Cell
- M049 BioSIS
- M030 Micro 5
- M173 Allegro M2
- M003 Burkard
- M174 MiniSnap
- M004 Allergenco
- M043 Cyclex
- M176 Rotle Smart
- M032 Allergenco D
- M002 Cyclex-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 Prevalent
- M011 Bacterial Count and ID - 5 Most Prevalent
- M013 Sewage Contamination in Buildings
- M014 Endotoxin Analysis
- M015 Heterotrophic Plate Count
- M160 Real Time Q-PCR-EPMI 36 Pane
- M018 Total Coliform (Membrane Filtration)
- M020 Fecal Streptococcus (Membrane Filtration)
- M210-218 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
- M044 Group Allergen (Cat, Dog, Cockroach, Dustmites)
- Other See Analytical Price Guide

Preservation Method (Water)

RECEIVED EMSL 2025 NOV -3 A 11:17 BINGHAMTON, N.J.

Name of Sampler: Casey Lyons **Signature of Sampler:** Casey Lyons

Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
AD-SSE	Sec. to Sp. Education	Air	M030	5L/min 25L	10/30/25 1510-1515
AD-ACC	Accounting				1617-1522
AD-SUS	Sec. to Superinten.				1524-1529
AD-OUT	Outside				1531-1536
—	—	—	—	—	—

Client Sample # (s): **Total # of Samples:** 4

Relinquished (Client): Casey Lyons **Date:** 11/3/2025 **Time:** 1200

Received (Client): Rachel P. WI **Date:** 11103125 **Time:** 11:15 am

Comments/Special Instructions:

4 DT

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

☑	**INDUSTRIAL HYGIENE**	Accreditation Expires: April 01, 2027
☑	**ENVIRONMENTAL LEAD**	Accreditation Expires: April 01, 2027
☑	**ENVIRONMENTAL MICROBIOLOGY**	Accreditation Expires: April 01, 2027
☐	**FOOD**	Accreditation Expires:
☐	**UNIQUE SCOPES**	Accreditation Expires:
☐	**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

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

Revision21: 10/24/2023

Date Issued: 05/01/2025