



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
Highland 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 Highland 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:

Room F111 Room G114 Room F108 Room F204 Vice Principal's Office

Observations, Comments, and Recommendations

Weather: Sunny, 67° Fahrenheit, 35% Relative Humidity

Room F111

Small amounts of visible mold were observed on the classroom door.

Plants were in the area.

An artificial fragrance was present; therefore, Epic was unable to ascertain if any unusual odors were present.

No evidence of recent water intrusion was observed.

Relative humidity was within the ideal range (38%). Temperature was within the acceptable range.

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

The door 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.

Plants and the air freshener should be removed from the area.

Room G114

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was within the ideal 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 F108

Small amounts of visible mold were observed on the bottom of the shared classroom door.

No evidence of recent water intrusion was observed.

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

Airborne Aspergillus/Penicillium mold spore concentrations of were slightly elevated.

All surfaces 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.

Room F204

No visible mold was observed.

Plants were observed in the area.

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.

Plants should be removed from the area.

Vice Principal's Office

No visible mold was observed.

Plants were observed in the area.

No evidence of recent water intrusion was observed.

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

Airborne Aspergillus/Penicillium mold spore concentrations of were slightly elevated.

Plants should be removed from the area.

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. Slightly elevated airborne mold spore concentrations are not by themselves strong evidence of a mold issue in a given area. Other factors such as relative humidity, water intrusion, and visible mold must be considered when performing an indoor air quality evaluation.
 3. **An air scrubber should be run during cleaning activities and for 24-48 hours after abatement.**
 4. Plants should not be allowed in classrooms unless there is an educational purpose for their presence. Plants can be a source for allergens.

- **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



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: 372518073
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: Highland 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:	372518073-0001			372518073-0002			372518073-0003		
Client Sample ID:	HMS-Out			HMS-Vp			HMS-F111		
Volume (L):	25			25			25		
Sample Location:	Outside			Vice Principal's Office			Room F111		
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	3.7	-	-	-
Ascospores	10	800	7.4	2	200	3.7	1	80	2.2
Aspergillus/Penicillium**	8	600	5.6	38	3000	56.8	8	600	16.5
Basidiospores	83	6600	61.3	14	1100	20.4	28	2200	60.4
Bipolaris**	-	-	-	-	-	-	-	-	-
Chaetomium**	-	-	-	-	-	-	-	-	-
Cladosporium	22	1800	16.7	2	200	3.7	7	600	16.5
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	2	200	3.7	-	-	-
Fusarium**	-	-	-	-	-	-	-	-	-
Ganoderma	1	80	0.7	-	-	-	-	-	-
Myxomycetes**	6	500	4.6	5	400	7.4	1	80	2.2
Pithomyces**	-	-	-	1	80	1.5	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Arthrinium	1	80	0.7	-	-	-	-	-	-
Endophragmia**	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	1	80	2.2
Trichoderma	8	300*	2.8	-	-	-	-	-	-
Total Fungi	139	10760	100	66	5380	100	46	3640	100
Hypheal Fragment	4	300	-	1	80	-	-	-	-
Insect Fragment	-	-	-	-	-	-	1	80	-
Pollen	1	80	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensitivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	4	-	-	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.

EMSL Analytical, Inc. remains hereby 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 Analytical, Inc. EMSL Analytical, Inc. 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 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%), or 4 (76-100%) (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 detect on 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 A9A IAP, LLC EMLAP Accredited #10194

Initial report from: 11/06/2025 09:24 AM

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



EMSL Analytical, Inc.

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Project: Highland HS - Annual IAQ

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

Lab Sample Number:	372518073-0004			372518073-0005			372518073-0006		
Client Sample ID:	HMS-G114			HMS-F108			HMS-F204		
Volume (L):	25			25			25		
Sample Location:	Room G114			Room F108			Room F204		
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	-	-	-	4	300	4.7	4	300	11.3
Aspergillus/Penicillium**	3	200	29.4	19	1500	23.4	6	500	18.8
Basidiospores	3	200	29.4	41	3300	51.6	13	1000	37.6
Bipolaris**	-	-	-	-	-	-	-	-	-
Chaetomium**	-	-	-	-	-	-	-	-	-
Cladosporium	3	200	29.4	14	1100	17.2	9	700	26.3
Curvularia	-	-	-	1	80	1.3	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium**	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes**	1	80	11.8	1	80	1.3	1	80	3
Pithomyces**	-	-	-	-	-	-	1	80	3
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Arthrum	-	-	-	-	-	-	-	-	-
Endophragmia**	-	-	-	1	40*	0.6	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Trichoderma	-	-	-	-	-	-	-	-	-
Total Fungi	10	680	100	81	6400	100	34	2660	100
Hyphal Fragment	1	80	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensivity 600x	-	80	-	-	80	-	-	80	-
Analyt. Sensivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	2	-	-	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 ENLAP Accredited #100194

Initial report from: 11/06/2025 09:24 AM

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



Environmental Microbiology Chain of Custody

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

EMSL Order Number (Lab Use Only):

372518073

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: Nowfield, NJ 08344	
Report To (Name): James Eberts	Fax: 856-205-0413
Telephone: 856-205-1077	Email Address: jeberts@epic-env.com

Project Name/Number: Highland HS - Annual 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. TATs are subject to methodology requirements.

Non Culturable Air Samples (Spore Traps)

• M001 Air-O-Cell	• M173 Alegro M2	• M004 Allergenco	• M002 Allergenco-D	• M172 Voreo Trap
• M049 BioSis	• M003 Burkard	• M043 Cytex	• M002 Cytex-d	
• M000 Micro 5	• M174 MoldSnap	• M176 Reline Smart	• M130 Via Cell	

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 - 5 Most Prevalent • M013 Sewage Contamination in Buildings	• M014 Endotoxin Analysis • M015 Heterotrophic Plate Count • M100 Real Time Q-PCR-ERME 36 Panel • M016 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 • M130 MRSA Analysis • M028 Cryptosporidium parvum Detection • M120 Histoplasma capsulatum Detection • M033-39 Allergen Testing (Cat, Dog, Cockroach, Dustmites) • Other See Analytical Price Guide
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Preservation Method (Water):

Name of Sampler: <u>Cusey Lyons</u>		Signature of Sampler: <u>Cusey Lyons</u>			
Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
HHS-OUT	Outside	Air	M030	5 $\frac{1}{2}$ /min 25L	10/24/25 1050-1055
HHS-VP	Vice Principal's Office	↓	↓	↓	1057-1102
HHS-F111	Room F111	↓	↓	↓	1104-1109
HHS-G114	Room G114	↓	↓	↓	1111-1116
HHS-F108	Room F108	↓	↓	↓	1118-1123
HHS-F204	Room F204	↓	↓	↓	1125-1130

Client Sample # (s):	Total # of Samples: <u>6</u>
Relinquished (Client): <u>Cusey Lyons</u>	Date: <u>11/3/25</u> Time: <u>1200</u>
Received (Client): <u>Herburt T. WI</u>	Date: <u>11/03/25</u> Time: <u>11:30 AM</u>

Comments/Special Instructions:

RECEIVED
 ENISL
 JIM HATTONSON, N.J.
 205 NOV - 3 A 11: 32

6^{OT}



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