



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**  
**Timber Creek 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 four randomly selected areas at Timber Creek 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. A swab was taken of potential mold in the art room.

The visual inspections focused on signs of moisture, water intrusion, and visible mold growth.

Temperature, relative humidity, and carbon dioxide (CO<sub>2</sub>) 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**

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

The following rooms/areas were inspected:

Room D202 Room B208 Faculty Work Room Room E113(Art)

## **Observations, Comments, and Recommendations**

### **Weather: Overcast/Misting, 67° Fahrenheit, 95% Relative Humidity**

#### **Room D202**

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was elevated (84%). Temperature was within the acceptable range.

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

Reduce relative humidity to consistently less than 60%.

#### **Room B208**

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was elevated (79%). Temperature was within the acceptable range.

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

Reduce relative humidity to consistently less than 60%.

#### **Faculty Work Room**

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was elevated (71%). Temperature was within the acceptable range.

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

Reduce relative humidity to consistently less than 60%.

#### **Room E113 (Art)**

**Visible mold was observed on most wooden surfaces.**

No evidence of recent water intrusion was observed.

Relative humidity was elevated (67%). Temperature was within the acceptable range.

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

A swab of the wooden surfaces confirmed that the visible mold contains reproducing colonies of *Aspergillus* mold.

All wooden surfaces 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.

Additional air sampling should be completed after the mold is abated to confirm that residual airborne mold spores released during cleaning have been removed.

Reduce relative humidity to consistently less than 60%.

## **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.**
  3. Additional air sampling should be completed after the mold is abated.
- **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 Epic 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/m <sup>3</sup> )		
	Total	Individual Mold Concentrations	
Room D202	8800	Basidiospores	8800
Room B208	16020	Ascospores	1300
		Basidiospores	14600
		Myxomycetes	80
		Pithomyces	40
Faculty Room	980	Aspergillus/Penicillium	800
		Basidiospores	700
		Pithomyces	80
Room E113/Art	8180	Ascospores	600
		Aspergillus/Penicillium	500
		Basidiospores	7000
		Cladosporium	80
Outside	41800	Ascospores	5700
		Aspergillus/Penicillium	400
		Basidiospores	35700

- 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.

## Swab Sampling

### Swab Samples - Direct Analysis                      October 30, 2025

Sample Location	Type of Mold Identified (Approximate Loading)
Room E113 (Art)	<p style="color: red;">Aspergillus (*HIGH*)</p> <p style="color: green;">Myxomycetes (Rare)</p> <p style="color: green;">Pithomyces (Rare)</p>

Active/reproducing colonies of Aspergillus were confirmed on wooden surfaces in the art room.



# 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](mailto:cinnmicrolab@emsl.com)

EMSL Order: 372518074  
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:** Timber Creek HS Annual IAQ

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

Lab Sample Number:	372518074-0001			372518074-0002			372518074-0003		
Client Sample ID:	TC-OUT			TC-D202			TC-B208		
Volume (L):	25			25			25		
Sample Location:	Outside			Room D202			Room B208		
Spore Types	Raw Count†	Count/m <sup>3</sup>	% of Total	Raw Count†	Count/m <sup>3</sup>	% of Total	Raw Count†	Count/m <sup>3</sup>	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	71	5700	13.6	-	-	-	16	1300	8.1
Aspergillus/Penicillium**	5	400	1	-	-	-	-	-	-
Basidiospores	106(446)	35700	85.4	107(110)	8800	100	111(183)	14600	91.1
Bipolaris**	-	-	-	-	-	-	-	-	-
Chaetomium**	-	-	-	-	-	-	-	-	-
Cladosporium	-	-	-	-	-	-	-	-	-
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium**	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes**	-	-	-	-	-	-	1	80	0.5
Phthomyces**	-	-	-	-	-	-	1	40*	0.2
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Undentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
<b>Total Fungi</b>	<b>522</b>	<b>41800</b>	<b>100</b>	<b>110</b>	<b>8800</b>	<b>100</b>	<b>201</b>	<b>16020</b>	<b>100</b>
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
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	-	-	1	-	-	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.

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 limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volume and area, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met 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%; over-loaded). 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 MDA. \*\* 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 APL LAP, LLC-EMAP Accredited #100194

Initial report from: 11/05/2025 09:27 AM

For information on the fungi listed in this report, please visit the Resources section at [www.emsl.com](http://www.emsl.com).



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200 Route 130 North Cinnaminson, NJ 08077  
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EMSL Order: 372518074  
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:** Timber Creek HS Annual IAQ

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

Lab Sample Number:	372518074-0004			372518074-0005		
Client Sample ID:	TC-FAC			TC-E113		
Volume (L):	25			25		
Sample Location:	Faculty Room			Room E113 / Art		
Spore Types	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total
Alternaria (Ulodadium)	-	-	-	-	-	-
Ascospores	-	-	-	8	600	7.3
Aspergillus/Penicillium**	3	200	20.4	6	500	6.1
Basidiospores	9	700	71.4	87	7000	85.6
Bipolaris**	-	-	-	-	-	-
Chaetomium**	-	-	-	-	-	-
Cladosporium	-	-	-	1	80	1
Curvularia	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-
Fusarium**	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-
Myxomycetes**	-	-	-	-	-	-
Pithomyces**	1	80	8.2	-	-	-
Rust	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-
<b>Total Fungi</b>	<b>13</b>	<b>980</b>	<b>100</b>	<b>102</b>	<b>8180</b>	<b>100</b>
Hypal Fragment	1	80	-	-	-	-
Insect Fragment	-	-	-	-	-	-
Pollen	-	-	-	-	-	-
Analyt. Sensivity 600x	-	80	-	-	80	-
Analyt. Sensivity 300x	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-
Background (1-5)	-	2	-	-	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.

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-EMLAP Accredited #10194

Initial report from: 11/06/2025 09:27 AM

For information on the fungi listed in this report, please visit the Resources section at [www.emsl.com](http://www.emsl.com)



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**Phone:** (856) 205-1077  
**Fax:** (856) 205-0413  
**Collected Date:** 10/30/2025  
**Received Date:** 11/03/2025  
**Analyzed Date:** 11/04/2025

**Project:** Timber Creek HS Annual IAQ

## Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method MICRO-SOP-200)

<b>Lab Sample Number:</b>	372518074-0006				
<b>Client Sample ID:</b>	TC-E113				
<b>Sample Location:</b>	Room E113 / Art				
<b>Spore Types</b>	<b>Category</b>				
Alternaria (Ulocladium)	-				
Ascospores	-				
Aspergillus/Penicillium**	-				
Basidiospores	-				
Bipolaris**	-				
Chaetomium**	-				
Cladosporium	-				
Curvularia	-				
Epicoccum	-				
Fusarium**	-				
Ganoderma	-				
Myxomycetes**	Rare				
Pithomyces**	Rare				
Rust	-				
Scopulariopsis/Microascus	-				
Stachybotrys/Memnoniella	-				
Unidentifiable Spores	-				
Zygomycetes	-				
Aspergillus	'High'				
Hyphal Fragment	Rare				
Insect Fragment	-				
Pollen	Rare				
Fibrous Particulate	Rare				

Category, Count/area analyzed - Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000  
- Denotes Not Detected  
\*\* Includes other spores with similar morphology, see EMSL's fungal glossary for each specific category.  
\* = Sample contains fruiting structures and/or hyphae associated with the spores.

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-EMAP Accredited #102194

Initial report from: 11/06/2025 09:27 AM

For information on the fungi listed in this report, please visit the Resources section at [www.emsl.com](http://www.emsl.com)

372518074

**Environmental Microbiology Chain of Custody**

**EMSL Order Number (Lab Use Only):**

Westmont, NJ  
 107 Haddon Avenue  
 Westmont, NJ 08108  
 PHONE: (856) 858-4800  
 FAX: (856) 858-4050



**Company:** Epic Environmental Services, LLC  
**Street:** 1930 Brown Road  
**City/State/Zip:** Newfield, NJ 08344  
**Report To (Name):** James Eberts  
**Telephone:** 856-205-1077  
**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

**Project Name/Number:** Timber Creek 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
  - M003 BioSIS
  - M000 Micro 5
  - M173 Algro N2
  - M003 Burkard
  - M174 MoldSnap
  - M004 Allergenco
  - M043 Cyclas
  - M170 Reli: Smart
  - M032 Allergenco D
  - M002 Cyclas-d
  - M130 Via Cell
  - M172 Versa Trap

- Other Microbiology Test Codes**
- M041 Fungal Direct Examination
  - M005 Viable Fung ID and Count
  - M000 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
  - M012 Sewage Contamination in Buildings
  - M014 Endotoxin Analysis
  - M015 Heterotrophic Plate Count
  - M100 Real Time Q-PCR-EFMI 36 Panel
  - M010 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
  - M020 Cryptosporidium parvum Detection
  - M120 Histoplasma capsulatum Detection
  - M033-39 Allergen Testing
  - M044 Group Allergen (Cat, Dog, Cockroach, Dustmites)
  - 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
TC-OUT	Outside	Ar	M030	5/min 25L	10/30/25 11:11-11:16
TC-D202	Room D202	↓	↓	↓	1420-1425
TC-B208	Room B208	↓	↓	↓	1428-1433
TC-FAC	Faculty Room	↓	↓	↓	1435-1440
TC-E113	Room E113/Art	↓	↓	↓	1443-1448
TC-E113	↓	Swab	M041	N/A	10/30/2025

**Client Sample # (s):** **Total # of Samples:** 6  
**Relinquished (Client):** Casey Lyons **Date:** 11/3/2025 **Time:** 1200  
**Received (Client):** Kenneth T. WI **Date:** 11/03/25 **Time:** 11:30 am

**Comments/Special Instructions:**

RECEIVED  
 EMSL  
 CANNAMINSOR, R. J.  
 2025 NOV - 3 AM 29

6 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**

- |                                     |                                   |                                       |
|-------------------------------------|-----------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> | <b>INDUSTRIAL HYGIENE</b>         | Accreditation Expires: April 01, 2027 |
| <input checked="" type="checkbox"/> | <b>ENVIRONMENTAL LEAD</b>         | Accreditation Expires: April 01, 2027 |
| <input checked="" type="checkbox"/> | <b>ENVIRONMENTAL MICROBIOLOGY</b> | Accreditation Expires: April 01, 2027 |
| <input type="checkbox"/>            | <b>FOOD</b>                       | Accreditation Expires:                |
| <input type="checkbox"/>            | <b>UNIQUE SCOPES</b>              | Accreditation Expires:                |
| <input type="checkbox"/>            | <b>BE FIELD/MOBILE</b>            | 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](http://www.aihaaccreditedlabs.org)) for the most current Scope.

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