February 18, 2026

Will Wenzloff
Hillsboro School District
4901 SE Witch Hazel Road
Hillsboro, Oregon 97123

Via email: wenzlofw@hsd.k12.or.us

Regarding: Indoor Air Quality Report
Poynter Middle School
1535 NE Grant Street,
Hillsboro, OR 97124
Apex Project HIL028-0418019-25009991, Task 0015

Dear: Mr. Wenzloff

On February 6, 2026, Apex Companies, LLC (Apex) performed indoor air quality testing in Poynter Middle School located at 1535 NE Grant Street, in Hillsboro, Oregon. The testing was conducted to address staff concerns of musty odors in Rooms 8 and 13. Non-viable airborne fungal samples were collected from the hallway at Room 8, Room 8, and Room 13. Two additional samples were collected from outdoors as baseline comparison samples.

Based on a review of the air sampling results, it appears that a fungal amplification condition is present in all three of the indoor areas tested. S*tachybotrys* spores were present in the air samples from Room 8 and Room 13, and elevated levels of *penicillium/aspergillus* were found in the samples from Room 8 and the hallway adjacent to Room 8. *Stachybotrys* spores are rarely found outdoors, and when found indoors, they are strongly associated with fungal growth on building materials that have gotten wet, particularly gypsum wallboard. *Penicillium/aspergillus* is also commonly associated with fungal growth on building materials that have gotten wet.

Apex understands that steam line leaks in the tunnels near Rooms 8 and 13 were recently discovered. This appears to be a likely source of the moisture driving the fungal growth. In addition, visible fungal growth was reported to be present in the tunnels near the site of the steam leaks.

Apex recommends contracting with a professional fungal remediation contractor to clean any visible fungal growth in the tunnels, and to remove, clean, dry, and replace any moisture- or fungal-impacted building materials in the vicinity Rooms 8 and 13. Removal of moisture- and fungal-impacted building materials should be done under controlled conditions, including the use of negative pressure enclosures and HEPA-filtered exhaust fans.

AIRBORNE PARTICULATE SAMPLING

The non-viable fungal air samples were collected using Allergenco-D impactor cassettes and a high-volume vacuum pump. Each sample was collected at a flow rate of 15 liters per minute for five minutes from an elevation of approximately four feet above floor level. The samples were submitted to Eurofins Built Environment Testing in Portland, Oregon, for non-viable fungal spore identification.

The airborne fungal concentrations and predominant spore types from each air sample are shown in the following table. Laboratory analytical reports are attached.

Table 1. Air Sample Laboratory Results: Fungal

Sample	Location	Fungal Spore Concentration*	Predominant Spore Types
Sample 1-0067847	Hallway outside Classroom 8	800	*Penicillium/aspergillus types*
Sample 2-0067844	Classroom 8	510	*Penicillium/aspergillus types; stachybotrys*
Sample 3-0067897	Classroom 13	240	*Stachybotrys*
Sample 4-0067901	NE Outdoors by Gym	1,100	*Basidiospores; ascospores*
Sample 5-0067773	SW Outdoors by Library	1,800	*Basidiospores; ascospores*

*Spore concentration is presented in spores per cubic meter.

Airborne fungal spore concentrations fluctuate seasonally and with changing weather conditions. In reviewing airborne fungal spore sample data, the two main points of comparison are the total spore concentrations and the relative proportions of the various spore types. Typically, fungal spore concentrations indoors are expected to be much lower than fungal spore concentrations outdoors. And, in the absence of an indoor fungal amplification condition, the relative proportions of spore types found indoors will generally be similar to the proportions of spore types found outdoors. High spore concentrations indoors, especially of spore types that are not well represented in the outdoor samples, indicate a possible fungal amplification condition.

LIMITATIONS OF SCOPE

This study was limited to the tests and locations as indicated above. The site as a whole may have other environmental concerns that will not be characterized by this study. The findings and conclusions of this work are not scientific certainties but probabilities based on professional judgment concerning the significance of the data gathered during the course of this investigation. Apex is not able to represent conditions on the site or adjoining sites beyond those detected or observed by Apex.

Apex respectfully submits these results of our indoor air quality investigation. Please feel free to contact me at 503.515.4726 or dale.voeller@apexcos.com with any questions or comments.

Sincerely,



Dale Voeller, CHMM, CSP
Sr. Project Manager

Attachment: Laboratory Analytical Results

eurofins | Built Environment Testing

Report for:

John Yuly
PBS Engineering and Environmental: Portland
4412 S Corbett Ave.
Portland, OR 97239

Regarding: Eurofins Built Environment Testing West, LLC
Project: 25009991; Poynter St
EML ID: 4407946

Approved by:

Technical Manager
Ryan Talaski-Brown

Dates of Analysis:
Spore trap analysis: 02-11-2026

Service SOPs: Spore trap analysis (EBET-DE-SOP89537(formerly EB-MY-S-1038))
AIHA LAP, LLC accredited service, Lab ID #1122031

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.
Eurofins Built Environment Testing West, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Eurofins Built Environment Testing West, LLC
4321 S. Corbett Ave. Suite A, Portland, OR 97239
(833) 465-5857 www.eurofinsus.com/Built

Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: 25009991; Poynter St

Date of Sampling: 02-06-2026
Date of Receipt: 02-09-2026
Date of Report: 02-11-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	1 0067847: Hall Out CR8			2 0067844: Classroom 8		
Comments (see below)	A			None		
Lab ID-Version‡:	22110766-1			22110767-1		
Analysis Date:	02/11/2026			02/11/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores				1	25	53
Basidiospores				1	25	53
Botrytis						
Chaetomium						
Cladosporium						
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other colorless						
Penicillium/Aspergillus types†	10/20	25/100	800	7	25	370
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes						
Stachybotrys				2	100	27
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	3+			3+		
Hyphal fragments/m3	13			13		
Pollen/m3	< 13			< 13		
Skin cells (1-4+)	1+			1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			800			510

Comments: A) 20 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.
† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.
††Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m^3 divided by the raw count, expressed in spores/m^3, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".
§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

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Date of Sampling: 02-06-2026
Date of Receipt: 02-09-2026
Date of Report: 02-11-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	3 0067897: Classroom 13			4 0067901: NE Outdoors by Gym		
Comments (see below)	None			None		
Lab ID-Version‡:	22110768-1			22110769-1		
Analysis Date:	02/11/2026			02/11/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores	1	25	53	6	25	320
Basidiospores				14	25	750
Botrytis						
Chaetomium						
Cladosporium						
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other colorless						
Penicillium/Aspergillus types†	1	25	53			
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes	1	100	13	1	100	13
Stachybotrys	9	100	120			
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	1+			3+		
Hyphal fragments/m3	< 13			< 13		
Pollen/m3	< 13			200		
Skin cells (1-4+)	< 1+			< 1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			240			1,100

Comments:

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† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.
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Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: 25009991; Poynter St

Date of Sampling: 02-06-2026
Date of Receipt: 02-09-2026
Date of Report: 02-11-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	5 0067773: SW Outdoors by Library		
Comments (see below)	None		
Lab ID-Version‡:	22110770-1		
Analysis Date:	02/11/2026		
	raw ct.	% read	spores/m3
Ascospores	7	25	370
Basidiospores	24	25	1,300
Botrytis			
Chaetomium			
Cladosporium	1	25	53
Curvularia			
Epicoccum			
Fusarium			
Myrothecium			
Nigrospora			
Other colorless			
Penicillium/Aspergillus types†	1	25	53
Pithomyces			
Rusts			
Smuts, Periconia, Myxomycetes	3	100	40
Stachybotrys			
Stemphylium			
Torula			
Ulocladium			
Zygomycetes			
Background debris (1-4+)	3+		
Hyphal fragments/m3	< 13		
Pollen/m3	27		
Skin cells (1-4+)	< 1+		
Sample volume (liters)	75		
§ TOTAL SPORES/m3			1,800

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.
† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.
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SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by AIHA LAP, LLC, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

CHAIN OF CUSTODY eurofins | Built Environment Testing

www.eurofinsus.com/Built

East: (866) 871-1984
Central: (800) 651-4802
West: (866) 888-6653

WEATHER	Fog	Rain	Snow	Wind	Clear
LEVEL None					
Light					
Moderate					
Heavy					

004407946

CONTACT INFORMATION

Company:	Apex Companies (3278)	Address:	4412 S Corbett
Contact:	John Yuly	Special Instructions:	
Phone:			

PROJECT INFORMATION

Project ID:	25009991		
Project Description:	Poynter MS		
Project Zip Code:	97124	Sampling Date/Time:	2/6/26
PO Number:		Sampled By:	John Y

TURN AROUND TIME CODES - (TAT)

STD - Standard (Default)
ND - Next Business Day
SD - Same Business Day
WH - Weekend/Holiday/ASAP

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

REQUESTED SERV

Non-Culturable: Spore Trap; Tape, Swab, Bulk
Culturable: BioCassette™, Andersen, Swab, Water, Bulk, Dust, Contact Plate

	SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)
1	00067847	Hall out CR8	ST	STD	75L	
2	00067844	Classroom 8	ST	STD	75L	
3	00067897	Classroom 13	ST	STD	75L	
4	00067901	NE Outdoors by Gym	ST	STD	75L	
5	00067773	SW outdoors by Library	ST	STD	75L	

Spore Trap Analysis; Other biological particles - supplement; Direct Microscopic Exam (Qualitative); Quantitative spore count direct exam; Dust Characterization; 1-Media Surface Fungi (Genus ID + Asp. spp.); Culturable Air Fungi (Genus ID + Asp. spp.); Gram Stain and Counts (Culturable Air and Surface Bacteria); *Legionella* culture; Total Coliform, *E.coli* (Presence/Absence); Quant/Tray-Sewage Screen; OTHER: (please specify test); Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400); Asbestos Bulk - PLM; Lead (Pb) - Flame AA; PCR (please specify test); Allergens (please specify test)

SAMPLE TYPE CODES

BC - BioCassette™	CP - Contact Plate	T - Tape	O - Other:
A1S - Andersen	ST - Spore Trap	SW - Swab	
SAS - Surface Air Sampler	B - Bulk	SO - Soil	
NP - Non-potable Water	P - Potable Water	D - Dust	

RELINQUISHED BY	DATE & TIME
John Yuly	2/9 10:30

RECEIVED BY	DATE & TIME
Ryan Tolosa-Brun	2-9-26
	10:50

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at: https://www.eurofinsus.com/environment-testing/built-environment/resources/sampling-guides-and-forms

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