



March 3, 2026

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

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

Regarding: Follow-Up Indoor Air Quality Report
Poynter Middle School
1535 NE Grant Street,
Hillsboro, OR 97124
Apex Project HIL028-0418019-26005048

Dear: Mr. Wenzloff

On February 26, 2026, Apex Companies, LLC (Apex) performed indoor air quality testing at Poynter Middle School located at 1535 NE Grant Street, in Hillsboro, Oregon. The testing was conducted as a follow-up to previous sampling that concluded that steam line leaks and standing water in the tunnels appeared to be driving the observed fungal amplification. After further investigation, it appeared that airborne fungal spores were likely being carried from the tunnels into the classrooms and hallways through abandoned HVAC ducts. Previous sampling efforts showed there was still elevated concentrations of fungal spores in Room 12. In response to the results of the previous testing, Hillsboro School District (District) employed remediation contractors to clean the affected areas and seal abandoned HVAC ducts connecting tunnels to the rooms. One non-viable airborne fungal sample was collected from Room 12 inside the school. Two additional samples were collected from outdoors as baseline comparison samples.

Elevated levels of *Penicillium/Aspergillus* type spores were found in Room 12, *Penicillium/Aspergillus* spores indoors are commonly associated with wet building materials.

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 below summarizes air sample analytic results.

Table 1. Air Sample Laboratory Results: Fungal

Sample	Location	Fungal Spore Concentration*	Predominant Spore Types
001	Wild Cat Hall – Room 12	370	<i>Penicillium/Aspergillus types, Basidiospores</i>
002	Exterior, by Room 11	4,200	<i>Basidiospores, Ascospores, Penicillium/Aspergillus types, Rusts</i>
003	Exterior, by Main Office	4,800	<i>Basidiospores, Ascospores, Cladosporium, Rusts</i>

*Spore concentration is presented in spores per cubic meter.

In reviewing airborne fungal spore data, two main considerations in each sample are the total number of spores and the relative proportions of the various spore types. These two considerations are then compared for samples collected indoors and samples collected outdoors.

CONCLUSIONS AND RECOMMENDATIONS

Elevated spore levels were detected in Room 12. This area is located near the tunnel entrance where standing water is present and fungal- and moisture-impacted building materials were previously identified prior to remediation. These laboratory results indicate that the air quality in these areas continues to be impacted.

Apex recommends further investigation of the fungal-affected areas to locate any remaining growth on building materials. After remediation of moisture-impacted building materials has been completed, Apex recommends further testing in these areas to determine if airborne fungal activity falls within a normal range.

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 Ellie Dick at 541.224.4066 or ellie.dick@apexcos.com with any questions or comments.

Sincerely,

Taylor Cook

Taylor Cook
AHERA Inspector II

Attachment: Laboratory Analytical Results

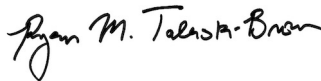
Report for:

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

Regarding: Eurofins Built Environment Testing West, LLC
Project: HIL028-0418019-26005048; Poynter IAQ
EML ID: 4431037

Approved by:

Dates of Analysis:
Spore trap analysis: 02-26-2026



Technical Manager
Ryan Talaski-Brown

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.

Client: PBS Engineering and Environmental: Portland
C/O: Eleanor Dick, John Yuly
Re: HIL028-0418019-26005048; Poynter IAQ

Date of Sampling: 02-26-2026
Date of Receipt: 02-26-2026
Date of Report: 02-26-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	001- 00067963: Classroom 12			002-00067876: Exterior, By Classroom 11		
Comments (see below)	None			None		
Lab ID-Version‡:	22241807-1			22241808-1		
Analysis Date:	02/26/2026			02/26/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores				31	25	1,700
Basidiospores	1	25	53	46	25	2,500
Botrytis						
Chaetomium						
Cladosporium						
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other colorless						
Penicillium/Aspergillus types†	6	25	320	1	25	53
Pithomyces						
Rusts				1	100	13
Smuts, Periconia, Myxomycetes						
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	< 1+			3+		
Hyphal fragments/m3	< 13			< 13		
Pollen/m3	< 13			< 13		
Skin cells (1-4+)	< 1+			< 1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			370			4,200

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.

††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/m³ divided by the raw count, expressed in spores/m³, 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.

Client: PBS Engineering and Environmental: Portland
C/O: Eleanor Dick, John Yuly
Re: HIL028-0418019-26005048; Poynter IAQ

Date of Sampling: 02-26-2026
Date of Receipt: 02-26-2026
Date of Report: 02-26-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	003-00067947: Exterior, By Main Office		
Comments (see below)	None		
Lab ID-Version‡:	22241809-1		
Analysis Date:	02/26/2026		
	raw ct.	% read	spores/m3
Ascospores	36	25	1,900
Basidiospores	52	25	2,800
Botrytis			
Chaetomium			
Cladosporium	2	25	110
Curvularia			
Epicoccum			
Fusarium			
Myrothecium			
Nigrospora			
Other colorless			
Penicillium/Aspergillus types†			
Pithomyces			
Rusts	1	100	13
Smuts, Periconia, Myxomycetes			
Stachybotrys			
Stemphylium			
Torula			
Ulocladium			
Zygomycetes			
Background debris (1-4+)	3+		
Hyphal fragments/m3	< 13		
Pollen/m3	< 13		
Skin cells (1-4+)	< 1+		
Sample volume (liters)	75		
§ TOTAL SPORES/m3			4,800

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.

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

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Re: HIL028-0418019-26005048; Poynter IAQ

Date of Sampling: 02-26-2026
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SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

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C/O: Eleanor Dick, John Yuly
Re: HIL028-0418019-26005048; Poynter IAQ

Date of Sampling: 02-26-2026
Date of Receipt: 02-26-2026
Date of Report: 02-26-2026

MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: 002-00067876, Exterior, By Classroom 11

Fungi Identified	Outdoor data	Typical Outdoor Data for: February in Oregon† (n‡=2073)						Typical Outdoor Data for: The entire year in Oregon† (n‡=26149)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
Generally able to grow indoors*													
Alternaria	-	13	13	13	53	53	5	13	13	27	53	110	19
Bipolaris/Drechslera group	-	-	-	-	-	-	< 1	13	13	13	40	53	3
Chaetomium	-	7	13	13	27	50	2	7	13	13	27	40	5
Cladosporium	-	53	53	130	370	660	71	53	110	370	1,400	2,600	85
Curvularia	-	-	-	-	-	-	< 1	8	13	13	44	53	2
Nigrospora	-	13	13	13	53	53	1	10	13	13	27	53	2
Penicillium/Aspergillus types	53	53	53	160	460	750	77	53	110	270	690	1,100	83
Stachybotrys	-	-	-	-	-	-	< 1	13	13	13	40	130	1
Torula	-	13	13	13	51	80	1	13	13	25	53	87	6
Seldom found growing indoors**													
Ascospores	1,700	53	80	270	810	1,400	82	53	110	450	1,600	3,000	90
Basidiospores	2,500	53	110	500	2,100	3,800	89	110	270	1,100	4,100	7,800	96
Rusts	13	7	13	13	27	53	2	13	13	27	53	110	16
Smuts, Periconia, Myxomycetes	-	13	13	27	53	110	31	13	13	53	160	370	53
§ TOTAL SPORES/m3	4,200												

†The 'Typical Outdoor Data' represents the typical outdoor spore levels for the location and time frame indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

‡n = number of samples used to calculate data.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor data" are based on the results of the analysis of samples delivered to and analyzed by Eurofins Built Environment Testing and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. In addition, Eurofins Built Environment Testing may not have received and tested a representative number of samples for every region or time period. Eurofins Built Environment Testing hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken or omitted in reliance upon, this report.

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MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: 003-00067947, Exterior, By Main Office

Fungi Identified	Outdoor data	Typical Outdoor Data for: February in Oregon† (n‡=2073)						Typical Outdoor Data for: The entire year in Oregon† (n‡=26149)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
Generally able to grow indoors*													
Alternaria	-	13	13	13	53	53	5	13	13	27	53	110	19
Bipolaris/Drechslera group	-	-	-	-	-	-	< 1	13	13	13	40	53	3
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Cladosporium	110	53	53	130	370	660	71	53	110	370	1,400	2,600	85
Curvularia	-	-	-	-	-	-	< 1	8	13	13	44	53	2
Nigrospora	-	13	13	13	53	53	1	10	13	13	27	53	2
Penicillium/Aspergillus types	-	53	53	160	460	750	77	53	110	270	690	1,100	83
Stachybotrys	-	-	-	-	-	-	< 1	13	13	13	40	130	1
Torula	-	13	13	13	51	80	1	13	13	25	53	87	6
Seldom found growing indoors**													
Ascospores	1,900	53	80	270	810	1,400	82	53	110	450	1,600	3,000	90
Basidiospores	2,800	53	110	500	2,100	3,800	89	110	270	1,100	4,100	7,800	96
Rusts	13	7	13	13	27	53	2	13	13	27	53	110	16
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MoldRANGE™: Extended Outdoor Comparison

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

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