AGX INC.
environmental consultants

- **Project Management**
- **Air Monitoring**
- **Environmental Surveys**
- **Testing Laboratory**

Mr. Eric Mailki
Maintenance Supervisor
Freeport Area School District
625 South Pike Road
Sarver, PA 16055

Re: 126138.FASD.IEQ
Freeport Area Middle School

Dear Mr. Mailki,

As a follow up to your request, AGX, Inc., represented by Ms. Maddy Stussi performed a limited indoor mold assessment at the above referenced facility on March 2, 2026, located at Silverview Dr, Sarver, PA 16055. The purpose of the assessment was to perform a visual inspection and conduct mold sampling to characterize existing airborne mold spore concentrations.

Visual Inspection:

6th Grade Hallway:

- The 6th Grade Hallway is constructed with concrete block walls, floor tile, and 2' x 2' suspended ceiling tiles.
- Ceiling diffusers and ceiling vents were observed throughout the hallway.
  - The HVAC was on at the time of the inspection.
- No water staining and / or suspect mold growth were identified.
- Building materials were tested for moisture using a Flir MR176 moisture meter.
  - No elevated moisture content was detected.
- Temperature and relative humidity readings were collected in the 6th Grade Hallway.
  - The temperature was 68.1° F and relative humidity was 14.2%.

Room 400:

- Room 400 is constructed with concrete block walls, floor tile, and 2' x 2' suspended ceiling tiles.
- Ceiling diffusers were observed in the room.
  - The HVAC was on at the time of the inspection.
- No water staining and / or suspect mold growth was identified.
- Building materials were tested for moisture using a Flir MR176 moisture meter.
  - No elevated moisture content was detected.
- Temperature and relative humidity readings were collected in Room 400.
  - The temperature was 69.9° F and relative humidity was 13.2%.

Room 325:

- Room 325 is constructed with concrete block walls, floor tile, and 2' x 2' suspended ceiling tiles.
- Ceiling diffusers were observed in the room.
    - The HVAC was on at the time of the inspection.
- No water staining and / or suspect mold growth was identified.
- Building materials were tested for moisture using a Flir MR176 moisture meter.
    - No elevated moisture content was detected.
- Temperature and relative humidity readings were collected in Room 325.
    - The temperature was 71.9° F and relative humidity was 10.9%.

Room 311:

- Room 311 is constructed with concrete block walls, floor tile, and 2' x 2' suspended ceiling tiles.
- Ceiling diffusers were observed in the room.
    - The HVAC was on at the time of the inspection.
- No water staining and / or suspect mold growth was identified.
- Building materials were tested for moisture using a Flir MR176 moisture meter.
    - No elevated moisture content was detected.
- Temperature and relative humidity readings were collected in Room 311.
    - The temperature was 72.1° F and relative humidity was 10.3%.

Art/Shop Hallway:

- The Art/Shop Hallway is constructed with concrete block walls, floor tile, and 2' x 2' suspended ceiling tiles.
- Ceiling diffusers and ceiling vents were observed throughout the hallway.
    - The HVAC was on at the time of the inspection.
- No water staining and / or suspect mold growth were identified.
- Building materials were tested for moisture using a Flir MR176 moisture meter.
    - No elevated moisture content was detected.
- Temperature and relative humidity readings were collected in the Art/Shop Hallway.
    - The temperature was 72.0° F and relative humidity was 10.1%.

8th Grade Hallway:

- The 8th Grage Hallway is constructed with concrete block walls, floor tile, and 2' x 2' suspended ceiling tiles.
- Ceiling diffusers and ceiling vents were observed throughout the hallway.
    - The HVAC was on at the time of the inspection.
- No water staining and / or suspect mold growth were identified.
- Building materials were tested for moisture using a Flir MR176 moisture meter.
    - No elevated moisture content was detected.
- Temperature and relative humidity readings were collected in the 8th Grade Hallway.
    - The temperature was 72.5° F and relative humidity was 10.6%.

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Outside:

- Temperature and relative humidity readings were collected Outside on March 2, 2026.
    - The temperature was 29.0° F and relative humidity was 75.0%.

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Bioaerosol Total Mold Spores:

Industry Guidelines for Bioaerosol

Ideally, total mold spore concentrations should be lower than the outdoor control sample and absent elevated levels of "marker" molds (i.e., *Aspergillus/Penicillium, Chaetomium, Cladosporium, Stachybotrys*) which are specifically related to indoor moisture issues. Based on variability of outdoor mold spore concentration and distribution, caution should be used when comparing indoor to outdoor mold concentrations. When interpreting indoor air quality, the following industry guidelines were used to provide parameters to evaluate the degree of potential indoor airborne mold amplification. The guidelines are based on a "Clean" building which is free from current or historical water intrusions or elevated moisture conditions and free from elevated biological, cellulose, or synthetic fibers.

Mold (Spores/m^3)	Mold Types	Description
<1,000	Penicillium, Aspergillus, Cladosporium	Indoor Source Unlikely
1,000 – 5,000	Penicillium, Aspergillus, Cladosporium	Possible Indoor Source
5,000 – 10,000	Penicillium, Aspergillus, Cladosporium	Indoor Source Likely
>10,000	Penicillium, Aspergillus, Cladosporium	Chronic Indoor Amplification
Indoor < Outdoor	Chaetomium, Stachybotrys	Indoor Source Unlikely
Indoor to Outdoor Difference ≤ 5 Spores	Chaetomium, Stachybotrys	Possible Indoor Source
Indoor to Outdoor Difference > 5 Spores	Chaetomium, Stachybotrys	Indoor Source Likely
<2,000	All Types	Indoor Source Unlikely

- Amplification of Aspergillus/Penicillium types: if the difference between the indoor and outdoor samples is <300 Spores/m^3 then indoor source is unlikely, 300-800 Spores/m^3 an indoor source is possible or >800 Spores/m^3 indoor source is likely.
- Amplification of Cladosporium types: if the difference between the indoor and outdoor samples is 1 to 1.4 times the outdoor concentration then an indoor source is unlikely, lower than or equal to 1.6 times the outdoor concentration then an indoor source is possible or more than twice the outdoor concentration then an indoor source is likely.

Standards or Threshold Limit Values (TLV's) for airborne concentrations of molds, or mold spores have not been set. Currently there are no EPA regulations or standards for airborne mold contaminants. The American Conference of Governmental Industrial Hygienist (ACGIH) recommended approach to assessing and controlling mold exposures relies on visual inspection, assessing occupant symptoms, evaluating building performance, monitoring potential environmental sources and application of professional judgement.

Bioaerosol Measured Results

Seven (7) air samples were collected, in the 6th Grade Hallway, Room 400, Room 325, Room 311, Art/Shop Hallway, 8th Grade Hallway, and an Outside control sample (See Attached). The results of the samples collected, when compared to the outside control sample and industry guidelines, revealed total indoor mold spore concentrations are greater than the total outdoor mold spore concentrations in the 8th Grade Hallway. Although total indoor mold spore concentrations are greater than the total outdoor mold spore concentrations in the 8th Grade Hallway, the concentration is within standards and industry guidelines. No elevated amounts of moisture "marker" mold types were identified in any of the locations tested.

Table 1: Bioaerosol air sampling results collected on March 2, 2026, at Freeport Area Middle School.

Sample Location	Sample Number	Results	
		Mold Spores/Hyphal Fragments	**Predominant/Indicator Molds (Spores/m^3)**
6th Grade Hallway	F-01	39 Spores/m^3 < 13 Hyphal Fragments	Cladosporium (39)
Room 400	F-02	26 Spores/m^3 < 13 Hyphal Fragments	Curvularia (13) Unidentified Dematiaceous Conidia (13)
Room 325	F-03	26 Spores/m^3 < 13 Hyphal Fragments	Unidentified Dematiaceous Conidia (26)
Room 311	F-04	< 13 Spores/m^3 < 13 Hyphal Fragments	None Detected
Art/Shop Hallway	F-05	39 Spores/m^3 < 13 Hyphal Fragments	Cladosporium (26) Unidentified Dematiaceous Conidia (13)
8th Grade Hallway	F-06	65 Spores/m^3 < 13 Hyphal Fragments	Cladosporium (52) Epicoccum (13)

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Sample Location	Sample Number	Results	
		Mold Spores/Hyphal Fragments	Predominant/Indicator Molds (Spores/m^3)
Outside	F-07	52 Spores/m^3 < 13 Hyphal Fragments	Ascospores (13) Basidiospores (13) Smuts/Myxomycetes (13) Torula (13)

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Conclusion:

On March 2, 2026, AGX performed a limited indoor mold assessment at Freeport Area Middle School, located at Silverview Dr, Sarver, PA 16055. A visual inspection was conducted which revealed no signs of water staining and / or suspect mold growth. No elevated moisture content was detected.

Seven (7) air samples were collected, in the 6th Grade Hallway, Room 400, Room 325, Room 311, Art/Shop Hallway, 8th Grade Hallway, and an Outside control sample (See Attached). The results of the samples collected, when compared to the outside control sample and industry guidelines, revealed total indoor mold spore concentrations are greater than the total outdoor mold spore concentrations in the 8th Grade Hallway. Although total indoor mold spore concentrations are greater than the total outdoor mold spore concentrations in the 8th Grade Hallway, the concentration is within standards and industry guidelines. No elevated amounts of moisture "marker" mold types were identified in any of the locations tested.

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Recommendations:

- Perform periodic inspections, and if water damage or mold growths are discovered, fix the moisture problem(s) as soon as possible. Thoroughly dry material after a water intrusion. If not dried within 48 hours, porous and semi-porous cellulose-based materials may have to be discarded.
- To help restrict mold growth and minimize potential indoor air quality problems associated with mold in the future indoor relative humidity levels should be maintained below 60%.

Should you require further information do not hesitate to contact me. Thank you for the opportunity to be of service to you on this project.

If you have any questions, please contact me at 724-934-4249 or mstussi@agxinc.com.

Thank you,
Sincerely,

Madeline Stussi

Madeline Stussi
Industrial Hygienist
AGX, Inc.

DISCLAIMER:

This AGX report is based on information supplied by the client and on conditions readily observable or measurable on the date or dates of this study. The results and recommendations presented herein should not be relied upon exclusively for the prevention of all possible illnesses, injuries, or losses and the extent of actual final site condition.

Urgent Analytical

Laboratory Report for Airborne Spore Trap Analysis - AllergencoD
Analytical Method: UA-I 02

Laboratory # 3080 26

Customer Name:	AGX, Inc.	Sample Date:	March 2, 2026
Customer Address:	207 Pine Creek Road Wexford, PA 15090	Date Received: Date of Report:	March 5, 2026 March 7, 2026
Contact Name:	Madeline Stussi	Project Name:	Freeport Area Middle School
Contact Phone:	(724) 934-4249		

Total Volume (L)		75			75			75		
Sample Number		F-01			F-02			F-03		
Location:		6th Grade Hallway			Room 400			Room 325		
Particle ID		Raw ct.	AS	Spores/m³	Raw ct.	AS	Spores/m³	Raw ct.	AS	Spores/m³
Alternaria										
Ascospores										
Aspergillus/Penicillium-like										
Basidiospores										
Bipolaris/Drechslera										
Cercospora										
Chaetomium										
Cladosporium		3	13	39						
Curvularia					1	13	13			
Epicoccum										
Fusarium										
Nigrospora										
Oidium										
Pithomyces										
Polythrincium										
Rusts										
Smuts/Myxomycetes/Periconia										
Stachybotrys/Memnoniella										
Torula										
Unidentified dematiaceous conidia					1	13	13	2	13	26
Unidentified hyaline conidia										
Total Mold (Spores/m³ of air)		3		39	2		26	2		26
Pollen		0	13	< 13	0	13	< 13	0	13	< 13
Hyphal fragments										
Insect fragments										
Plant fragments										
Skin Cell fragments		2			1			1		
Debris		2			1			1		
Analyst Initials		SD			SD			SD		
Date Analyzed		03/05/26			03/05/26			03/05/26		
Cassette Serial # / Exp Date:		00272432 01/2027			00272688 01/2027			00272750 01/2027		

Entire trace analyzed. Results are reported as calculated. For biological data, the first and/or second digit should be considered significant.
Sample volumes supplied by customer.
The Aspergillus/Penicillium-like category cannot be differentiated by non-viable sampling methods.
AS-Analytical Sensitivity (spore/m3); Blank Lines = None Detected (< AS)

Sharon L. Danks

CEO and Technical Manager:
Sharon Danks, AS, MLT (ASCP)

References:

The information provided in this report applies only to the samples submitted and is relevant only to the date, time, and exact sampling location. Urgent Analytical assumes no responsibility for the method of sample procurement or analytical method limitations. Interpretation of the data contained in this report is the responsibility of the customer. Any unauthorized or improper disclosure, copying, distribution, use, or falsification of these results is prohibited. Samples analyzed by Urgent Analytical, LLC Greensburg, PA Texas Department of Licensing & Regulation #LAB1036. AIHA LAP, Accredited #254572.

Urgent Analytical

Laboratory Report for Airborne Spore Trap Analysis - AllergencoD
Analytical Method: UA-I 02

Laboratory # 30B0 26

Customer Name:	AGX, Inc.	Sample Date:	March 2, 2026
Customer Address:	207 Pine Creek Road Wexford, PA 15090	Date Received: Date of Report:	March 5, 2026 March 7, 2026
Contact Name: Contact Phone:	Madeline Stussi (724) 934-4249	Project Name:	Freeport Area Middle School

Total Volume (L)		75			75			75		
Sample Number		F-04			F-05			F-06		
Location:		Room 311			Art/Shop Hallway			8th Grade Hallway		
Particle ID		Raw ct.	AS	Spores/m³	Raw ct.	AS	Spores/m³	Raw ct.	AS	Spores/m³
Alternaria										
Ascospores										
Aspergillus/Penicillium-like										
Basidiospores										
Bipolaris/Drechslera										
Cercospora										
Chaetomium										
Cladosporium					2	13	**26**	4	13	**52**
Curvularia										
Epicoccum								1	13	**13**
Fusarium										
Nigrospora										
Oidium										
Pithomyces										
Polythrincium										
Rusts										
Smuts/Myxomycetes/Periconia										
Stachybotrys/Memnoniella										
Torula										
Unidentified dematiaceous conidia					1	13	**13**			
Unidentified hyaline conidia										
Total Mold (Spores/m³ of air)		0	13	< 13	3		**39**	5		**65**
Pollen		0	13	**< 13**	0	13	**< 13**	0	13	**< 13**
Hyphal fragments										
Insect fragments										
Plant fragments										
Skin Cell fragments		1			2			1		
Debris		1			1			1		
Analyst Initials		SD			SD			SD		
Date Analyzed		03/05/26			03/05/26			03/05/26		
Cassette Serial # / Exp Date:		00272682 01/2027			00272608 01/2027			00270123 01/2027		

Entire trace analyzed. Results are reported as calculated. For biological data, the first and/or second digit should be considered significant.
Sample volumes supplied by customer.
The Aspergillus/Penicillium-like category cannot be differentiated by non-viable sampling methods.
AS-Analytical Sensitivity (spore/m3); Blank Lines - None Detected (< AS)

Sharon L. Danko

CEO and Technical Manager:
Sharon Danko, AS, MLT (ASCP)

References:

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Urgent Analytical

Laboratory Report for Airborne Spore Trap Analysis - AllergencoD
Analytical Method: UA-F 02

Laboratory # 3080-26

Customer Name:	AGX, Inc.	Sample Date:	March 2, 2026
Customer Address:	207 Pine Creek Road Wexford, PA 15090	Date Received: Date of Report:	March 5, 2026 March 7, 2026
Contact Name:	Madeline Stussi	Project Name:	Freeport Area Middle School
Contact Phone:	(724) 934-4249		

Total Volume (L)		75								
Sample Number		F-07								
Location:		Outside								
Particle ID		Raw ct.	AS	Spores/m³	Raw ct.	AS	Spores/m³	Raw ct.	AS	Spores/m³
Alternaria										
Ascospores		1	13	13						
Aspergillus/Penicillium-like										
Basidiospores		1	13	13						
Bipolaris/Drechslera										
Cercospora										
Chaetomium										
Cladosporium										
Curvularia										
Epicoccum										
Fusarium										
Nigrospora										
Oidium										
Pithomyces										
Polythrincium										
Rusts										
Smuts/Myxomycetes/Periconia		1	13	13						
Stachybotrys/Memnoniella										
Torula		1	13	13						
Unidentified dematiaceous conidia										
Unidentified hyaline conidia										
Total Mold (Spores/m³ of air)		4		52						
Pollen		0	13	< 13						
Hyphal fragments										
Insect fragments										
Plant fragments										
Skin Cell fragments		0								
Debris		2								
Analyst Initials		SD								
Date Analyzed		03/05/26								
Cassette Serial # / Exp Date:		00272816 01/2027								

Entire trace analyzed. Results are reported as calculated. For biological data, the first and/or second digit should be considered significant.
Sample volumes supplied by customer.
The Aspergillus/Penicillium-like category cannot be differentiated by non-viable sampling methods.
AS-Analytical Sensitivity (spore/m3); Blank Lines = None Detected (< AS)

Sharon L. Danko

CEO and Technical Manager:
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References:

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