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: 126062.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 February 4, 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 following remediation activities due to a sprinkler head failure in the Custodians Office (Room 423).

Visual Inspection:

6th Grade Hallway:

- The 6th Grade Hallway is constructed with concrete block walls, floor tile, and 2' x 2' suspended ceiling tiles.
    - Displaced ceiling tiles were noted throughout the hallway.

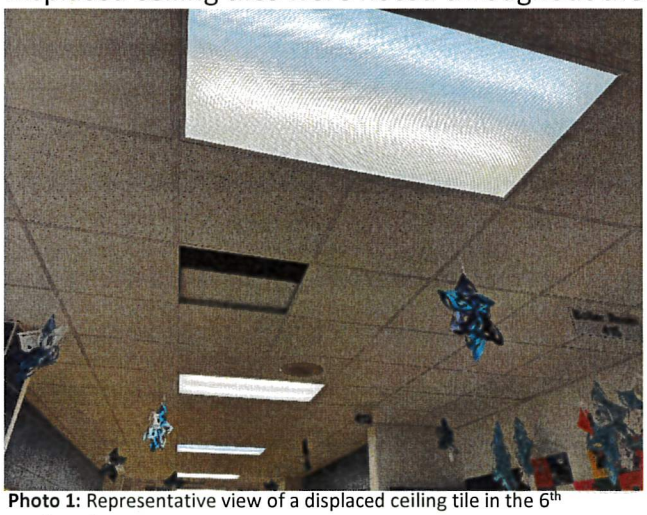


Photo 1: Representative view of a displaced ceiling tile in the 6th Grade Hallway.

        - The ceiling tiles were displaced in areas where existing sprinkler heads are installed to help prevent them from freezing.
- Ceiling diffusers and ceiling vents were observed throughout the hallway.

- The HVAC was on at the time of the inspection.

- Water-stained ceiling tiles were noted.

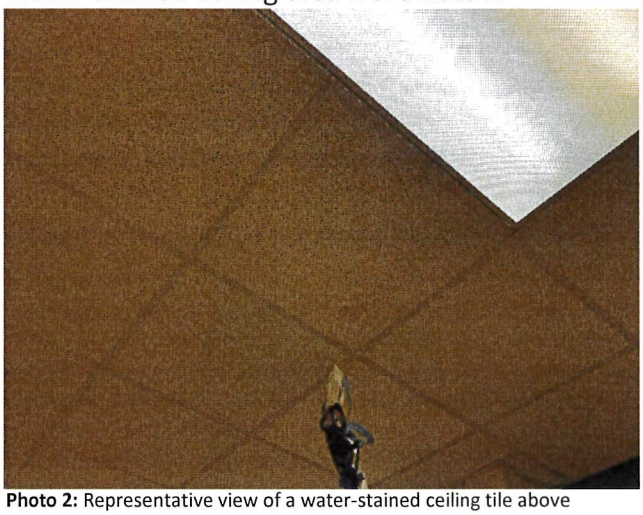


Photo 2: Representative view of a water-stained ceiling tile above Room 407 in the 6th Grade Hallway.

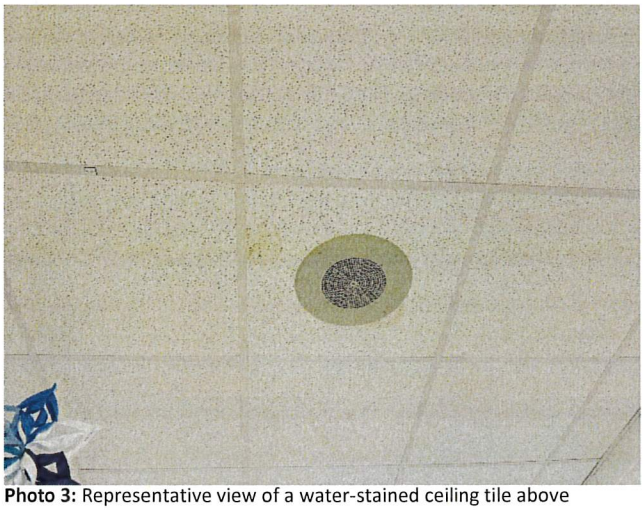


Photo 3: Representative view of a water-stained ceiling tile above Room 400 in the 6th Grade Hallway.

- No suspect mold staining 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 the 6th Grade Hallway.
  - The temperature was 71.7° F and relative humidity was 7.8%.

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7th Grade Hallway:

- The 7th Grade Hallway is constructed with concrete block walls, floor tile, and 2' x 2' suspended ceiling tiles.
    - Displaced ceiling tiles were noted throughout the hallway.

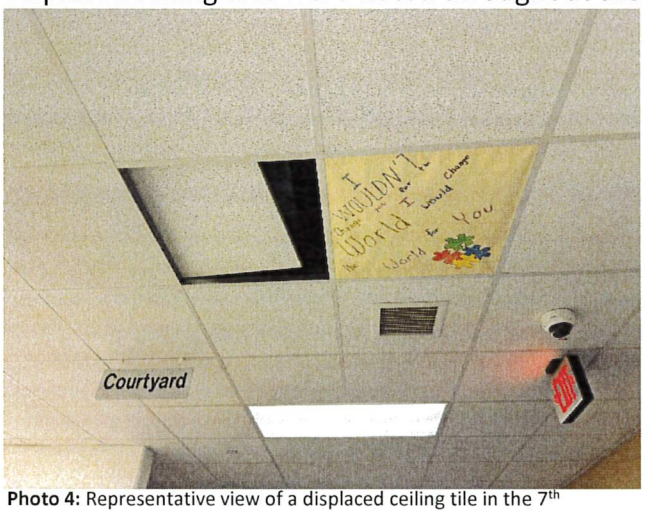


Photo 4: Representative view of a displaced ceiling tile in the 7th Grade Hallway.

        - The ceiling tiles were displaced in areas where existing sprinkler heads are installed to help prevent them from freezing.
- Ceiling diffusers and ceiling vents were observed throughout the hallway.
    - The HVAC was on at the time of the inspection.
- Water-stained ceiling tiles were noted.



Photo 5: Representative view of a water-stained ceiling tile above Room 313 in the 7th Grade Hallway.

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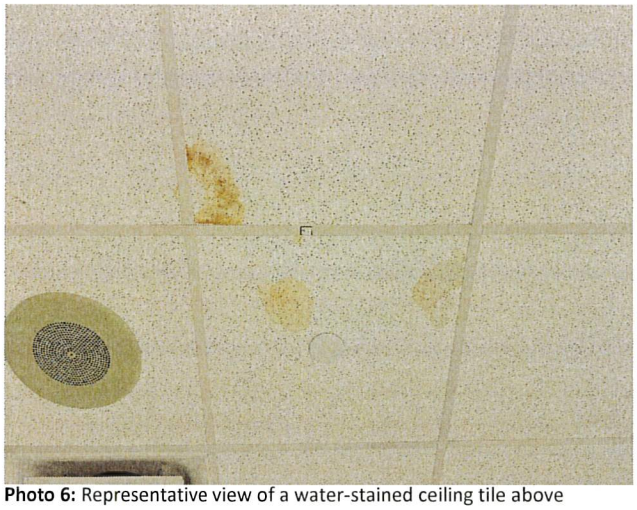


Photo 6: Representative view of a water-stained ceiling tile above Room 323 in the 7th Grade Hallway.

- No suspect mold staining 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 the 7th Grade Hallway.
    - The temperature was 71.4° F and relative humidity was 8.0%.

8th Grade Hallway:

- The 8th Grade Hallway is constructed with concrete block walls, floor tile, and 2' x 2' suspended ceiling tiles.
    - Displaced ceiling tiles were noted throughout the hallway.

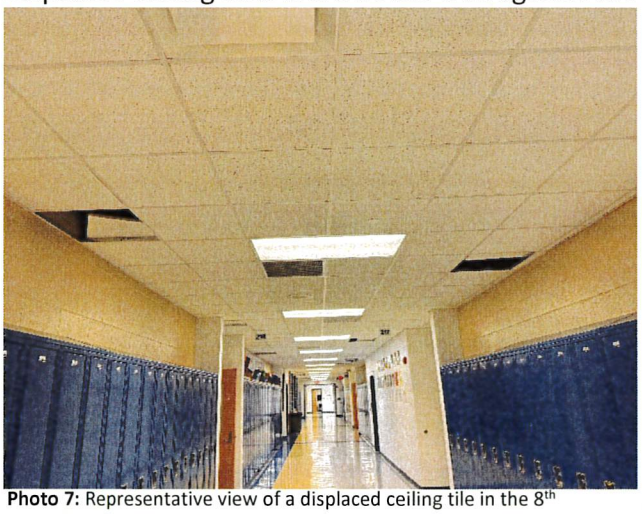


Photo 7: Representative view of a displaced ceiling tile in the 8th Grade Hallway.

        - The ceiling tiles were displaced in areas where existing sprinkler heads are installed to help prevent them from freezing.
- Ceiling diffusers and ceiling vents were observed throughout the hallway.
    - The HVAC was on at the time of the inspection.
- Water-stained ceiling tiles were noted.



Photo 8: Representative view of a water-stained ceiling tile above Room 222 in the 8th Grade Hallway.

- No suspect mold staining 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 the 8th Grade Hallway.
    - The temperature was 71.1° F and relative humidity was 7.3%.

Custodians Office (Room 423):

- Custodians Office (Room 423) is constructed with concrete floor, concrete block, and 2' x 2' suspending ceiling tiles.
    - About seventy (70) square feet of missing ceiling tiles exposing batting insulation were observed.



Photo 9: Representative view of missing ceiling tiles exposing the batting insulation in the Custodians Office (Room 423).

        - A sprinkler head failure occurred in the Custodians Office (Room 423), where the ceiling tiles were removed.

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- 6-mil poly was covering the exhaust vent and sealed with tape.



Photo 10: Representative view of 6-mil poly covering the exhaust vent and sealed with tape in the Custodians Office (Room 423).

- Two (2) suspended radiant heaters were observed in the Southeast and Northwest corners.
    - The heat was on at the time of the inspection.



Photo 11: Representative view of a suspended radiant heater in the Custodians Office (Room 423).

- One (1) air scrubber was placed in the room.
    - The unit was off at the time of the inspection.



Photo 12: Representative view of an air scrubber placed in the Custodians Office (Room 423).

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- AGX inspected the HEPA filter, and the filter was free and clean from dirt and dust.



Photo 13 Representative view of the air scrubbers HEPA filter free and clean from dirt and dust in the Custodians Office (Room 423).

- Residual water staining was observed on stored chairs.



Photo 14: Representative view of residual water staining observed on a chair in the Custodians Office (Room 423).



Photo 15: Representative view of residual water staining observed on a chair in the Custodians Office (Room 423).

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- No suspect mold staining 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 the Custodians Office (Room 423).
    - The temperature was 73.5° F and relative humidity was 8.2%.

Outside:

- Temperature and relative humidity readings were collected Outside on February 4, 2026.
    - The temperature was 7.0° F and relative humidity was 82.0%.

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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

Five (5) air samples were collected, in the 6th Grade Hallway, 7th Grade Hallway, 8th Grade Hallway, Custodians Office (Room 423), 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. Although total indoor mold spore concentrations are greater than the total outdoor mold spore concentrations, the concentrations are within standards and industry guidelines. No elevated amounts of moisture "marker" mold types were identified.

Table 1: Bioaerosol air sampling results collected on February 4, 2026, at Freeport Area Middle School.

Sample Location	Sample Number	Results	
		Mold Spores/Hyphal Fragments	**Predominant/Indicator Molds (Spores/m^3)**
6th Grade Hallway	FMS-01	130 Spores/m^3 < 13 Hyphal Fragments	Aspergillus/Penicillium (91) Ascospores (13) Cladosporium (13) Unidentified Dematiaceous Conidia (13)
7th Grade Hallway	FMS-02	195 Spores/m^3 < 13 Hyphal Fragments	Aspergillus/Penicillium (130) Ascospores (26) Cladosporium (26) Pithomyces (13)
8th Grade Hallway	FMS-03	39 Spores/m^3 < 13 Hyphal Fragments	Unidentified Dematiaceous Conidia (26) Cladosporium (13)
Custodians Office (Room 423)	FMS-04	104 Spores/m^3 < 13 Hyphal Fragments	Aspergillus/Penicillium (78) Cladosporium (13) Unidentified Dematiaceous Conidia (13)
Outside	FMS-05	13 Spores/m^3 < 13 Hyphal Fragments	Basidiospores (13)

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Conclusion:

On February 4, 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 displaced ceiling tiles in areas where installed sprinkler heads are located, throughout the 6th Grade Hallway, 7th Grade Hallway, and the 8th Grade Hallway. Water-stained ceiling tiles were noted in the 6th Grade Hallway above Room 400, in the 7th Grade Hallway above Room 313 and 323, and in the 8th Grade Hallway above Room 222. Residual water staining was present on the stored chairs in the Custodians Office (Room 423). An air scrubber was placed in the Custodians Office (Room 423). The air scrubbers filter was free and clean of dirt and dust. A seventy (70) square feet section of ceiling tiles were missing, exposing the batting insulation, in the Custodians Office (Room 423). No suspect mold staining was identified. No elevated moisture content was detected.

Five (5) air samples were collected, in the 6th Grade Hallway, 7th Grade Hallway, 8th Grade Hallway, Custodians Office (Room 423), and Outside. 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. Although total indoor mold spore concentrations are greater than the total outdoor mold spore concentrations, the concentrations are within standards and industry guidelines. No elevated amounts of moisture "marker" mold types were identified.

Based on the visual inspection, general maintenance activities were recommended.

Recommendations:

- Discover and correct all water intrusions. Interior water leaks may need to be evaluated through the pathway of water movement.
- Water-stained ceiling tiles in the hallways should be removed, discarded, and replaced for aesthetic and maintenance purposes.
- The air should be filtered with air scrubbers (equipped with HEPA filters) during removal and cleaning of water damaged and suspect mold-stained building materials. Filtration should continue for 24 - 72 hours and / or until a post remediation visual inspection and indoor air quality can be conducted to assure proper remediation of the designated impacted building materials.
- It is recommended that remediation activities follow the OSHA "A Brief Guide to Mold in the Workplace", the EPA "Mold Remediation in Schools and Commercial Buildings", and the IICRC (Institute of Inspection, Cleaning, and Restoration Certification) "Standard and Reference Guide for Professional Mold Remediation".
- 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 - AllergenceD
Analytical Method: UA F 02

Laboratory # 2053-26

Customer Name:	AGX, Inc.	Sample Date:	February 4, 2026
Customer Address:	207 Pine Creek Road Wexford, PA 15090	Date Received: Date of Report:	February 4, 2026 February 6, 2026
Contact Name:	Madeline Stussi	Project Name:	Freeport Area Middle School
Contact Phone:	(724) 934-4249		

Total Volume (L)		75			75			75		
Sample Number		FMS-01			FMS-02			FMS-03		
Location:		6th Grade Hallway			7th Grade Hallway			8th Grade Hallway		
Particle ID		Raw ct.	AS	Spores/m³	Raw ct.	AS	Spores/m³	Raw ct.	AS	Spores/m³
Alternaria										
Ascospores		1	13	**13**	2	13	**26**			
Aspergillus/Penicillium-like		7	13	**91**	10	13	**130**			
Basidiospores										
Bipolaris/Drechslera										
Cercospora										
Chaetomium										
Cladosporium		1	13	**13**	2	13	**26**	1	13	**13**
Curvularia										
Epicoccum										
Fusarium										
Nigrospora										
Oidium										
Pithomyces					1	13	**13**			
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)		10		**130**	15		**195**	3		**39**
Pollen		0	13	**< 13**	0	13	**< 13**	0	13	**< 13**
Hyphal fragments										
Insect fragments										
Plant fragments										
Skin Cell fragments		2			5***			1		
Debris		3***			3***			2		
Analyst Initials		SD			SD			SD		
Date Analyzed		02/04/26			02/04/26			02/04/26		
Cassette Serial # / Exp Date:		00269938 01/2027			00269932 01/2027			00270138 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 (spores/m3); Blank Lines = None Detected (< AS)

Sharon L. Danko

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

References:

***A debris or skin cell rating of 3 or greater indicates that the accuracy of the analysis is likely affected.

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 #LAB1156 AIHA LAP, Accredited #239152.

Urgent Analytical

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

Laboratory # 2053-26

Customer Name:	AGX, Inc.	Sample Date:	February 4, 2026
Customer Address:	207 Pine Creek Road Wexford, PA 15090	Date Received: Date of Report:	February 4, 2026 February 6, 2026
Contact Name:	Madeline Stussi	Project Name:	Freeport Area Middle School
Contact Phone:	(724) 934-4249		

Total Volume (L)		75			75					
Sample Number		FMS-04			FMS-05					
Location:		Custodian 423			Outside					
Particle ID		Raw ct.	AS	Spores/m³	Raw ct.	AS	Spores/m³	Raw ct.	AS	Spores/m³
Alternaria										
Ascospores										
Aspergillus/Penicillium-like		6	13	78						
Basidiospores					1	13	13			
Bipolaris/Drechslera										
Cercospora										
Chaetomium										
Cladosporium		1	13	13						
Curvularia										
Epicoccum										
Fusarium										
Nigrospora										
Oidium										
Pithomyces										
Polythrincium										
Rusts										
Smuts/Myxomycetes/Periconia										
Stachybotrys/Memnoniella										
Torula										
Unidentified dematiaceous conidia		1	13	13						
Unidentified hyaline conidia										
Total Mold (Spores/m^3 of air)		8		104	1		13			
Pollen		0	13	< 13	0	13	< 13			
Hyphal fragments										
Insect fragments										
Plant fragments										
Skin Cell fragments		2			0					
Debris		3***			1					
Analyst Initials		SD			SD					
Date Analyzed		02/04/26			02/04/26					
Cassette Serial # / Exp Date:		002/0039 01/2027			002/0022 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 (spores/m3); Blank Lines = None Detected (< AS)

Sharon R. Danko

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

References:

*** A debris or skin cell rating of 3 or greater indicates that the accuracy of the analysis is likely affected.

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