



April 20, 2026

Mr. Seth Cole
Facilities Manager
Little Egg Harbor Township Board of Education
307 Frog Pond Road
Little Egg Harbor, NJ 08087

RE: Indoor Air Quality Inspection Report
Frog Pond Elementary School – 4.17.2026 Visit
Epic Project No. 26-2082

Dear Mr. Cole:

Epic Environmental Services, LLC (Epic) was retained by the Little Egg Harbor Township Board of Education (District) to perform an indoor air quality inspection at the Frog Pond Elementary School. The purpose of the inspection was to evaluate residual moisture and potential mold activity in three locations after numerous roof leaks were detected during winter storm melt-off. This is the third round of air quality inspections, with the first round being performed on March 3, 2026, and the second on March 31, 2026.

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

Temperature and relative humidity were compared to current New Jersey Indoor Air Quality and industry standards.

Epic Environmental performed the inspection on April 17, 2026.

Acceptable Temperature and Relative Humidity Criteria

Acceptable Indoor Temperature Range: 68° - 79° Fahrenheit

Ideal Relative Humidity Range: 30-60%

The following rooms/areas were inspected:

Room 319, Room 406, and Room 404

Observations, Comments, and Recommendations

Weather Conditions: Sunny, 81° Fahrenheit, 46% Humidity

Room 319

No visible mold was observed.

Evidence of water intrusion & active water leaks was observed associated with the roof issues.

Relative humidity was within the recommended range (51%).

Temperature was within the acceptable range (74°F).

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

Water damaged ceiling tiles must be replaced within 48 hours of discovery.

No additional action is recommended at this time.

Room 406

Trace amounts of mold were observed on the wooden cabinet by the hallway door.

The room had an odor similar to decaying organic material.

No evidence of recent water intrusion was observed.

Multiple plants were observed in the classroom.

Relative humidity was within the recommended range (51%).

Temperature was within the acceptable range (72°F).

Airborne mold spore concentrations of Aspergillus/Penicillium were slightly elevated.

Plants not serving an educational purpose should be removed. Soil is a potential source of mold activity and pollen may produce allergic reactions in sensitive individuals. Aspergillus/Penicillium is often found near rotting decaying matter.

Clean the wooden cabinet by the door with a product designed to kill mold, such as MoldEx.

Room 404

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was within the recommended range (59%).

Temperature was within the acceptable range (69°F).

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

No additional action is recommended at this time.

General Conclusions and Recommendations

- Ensure the sources of the roof leaks are addressed/repared as soon as feasible.
- Clean or replace any surfaces impacted by the leaks with a product designed to kill mold. Special attention should be paid to the wet carpets; they should either be thoroughly dried and cleaned or replaced.
- Air scrubbers should be used for the duration of the cleanup and for 24-48 hours after per area cleaned.
- Ensure that wet ceiling tiles are replaced within 48 hours of discovery.
- Plants not serving an educational purpose should be removed from classrooms.

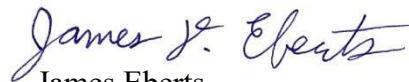
Please do not hesitate to contact us at 856-205-1077 should you have any questions.

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

April 17, 2026

| Air Sample Location | Airborne Mold Concentrations (spores/m ³) | | |
|----------------------|---|--------------------------------|------|
| | Total | Individual Mold Concentrations | |
| Room 319 | 200 | Basidiospores | 200 |
| Room 406 | 960 | Aspergillus/Penicillium | 800 |
| | | Basidiospores | 80 |
| Room 404 | 960 | Basidiospores | 960 |
| Outside (Background) | 8600 | Ascospores | 1300 |
| | | Aspergillus/Penicillium | 200 |
| | | Basidiospores | 6600 |
| | | Cladosporium | 500 |

- 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 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 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.



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

EMSL Order: 372605566
Customer ID: EPIC62
Customer PO: 26-2082
Project ID:

Attention: Casey Lyons
 Epic Environmental Services, LLC
 80 Fork Bridge Road
 Pittsgrove, NJ 08318

Phone: (856) 205-1077
Fax: (856) 205-0413
Collected Date: 04/17/2026
Received Date: 04/17/2026
Analyzed Date: 04/18/2026

Project: Frog Pond ES - 4 / 17 Sampling

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

| Lab Sample Number: | 372605566-0001 | | | 372605566-0002 | | | 372605566-0003 | | |
|---------------------------|----------------|-------------|------------|----------------|------------|------------|----------------|------------|------------|
| Client Sample ID: | FP-OUT | | | FP-319 | | | FP-406 | | |
| Volume (L): | 25 | | | 25 | | | 25 | | |
| Sample Location: | Outside | | | Room 319 | | | Room 406 | | |
| Spore Types | Raw Count† | Count/m³ | % of Total | Raw Count† | Count/m³ | % of Total | Raw Count† | Count/m³ | % of Total |
| Alternaria (Ulocladium) | - | - | - | - | - | - | - | - | - |
| Ascospores | 16 | 1300 | 15.1 | - | - | - | - | - | - |
| Aspergillus/Penicillium++ | 3 | 200 | 2.3 | - | - | - | 11 | 880 | 91.7 |
| Basidiospores | 82 | 6600 | 76.7 | 2 | 200 | 100 | 1 | 80 | 8.3 |
| Bipolaris++ | - | - | - | - | - | - | - | - | - |
| Chaetomium++ | - | - | - | - | - | - | - | - | - |
| Cladosporium | 6 | 500 | 5.8 | - | - | - | - | - | - |
| Curvularia | - | - | - | - | - | - | - | - | - |
| Epicoccum | - | - | - | - | - | - | - | - | - |
| Fusarium++ | - | - | - | - | - | - | - | - | - |
| Ganoderma | - | - | - | - | - | - | - | - | - |
| Myxomycetes++ | - | - | - | - | - | - | - | - | - |
| Pithomyces++ | - | - | - | - | - | - | - | - | - |
| Rust | - | - | - | - | - | - | - | - | - |
| Scopulariopsis/Microascus | - | - | - | - | - | - | - | - | - |
| Stachybotrys/Memnoniella | - | - | - | - | - | - | - | - | - |
| Unidentifiable Spores | - | - | - | - | - | - | - | - | - |
| Zygomycetes | - | - | - | - | - | - | - | - | - |
| Total Fungi | 107 | 8600 | 100 | 2 | 200 | 100 | 12 | 960 | 100 |
| Hyphal Fragment | 1 | 40* | - | - | - | - | - | - | - |
| Insect Fragment | - | - | - | - | - | - | - | - | - |
| Pollen | 3 | 200 | - | - | - | - | - | - | - |
| 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 | - | - | 2 | - |

++ 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. This 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 volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and meet 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%), 4 (76-95%), or 5 (100%; overloaded). 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 300X. * 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 AHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 04/20/2026 10:02 AM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com



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

| | | | |
|---------------------------|-------------------|-----------------|-------------------|
| Lab Sample Number: | 372605566-0004 | | |
| Client Sample ID: | FP-404 | | |
| Volume (L): | 25 | | |
| Sample Location: | Room 404 | | |
| Spore Types | Raw Count† | Count/m³ | % of Total |
| Alternaria (Ulodadium) | - | - | - |
| Ascospores | - | - | - |
| Aspergillus/Penicillium++ | - | - | - |
| Basidiospores | 12 | 960 | 100 |
| Bipolaris++ | - | - | - |
| Chaetomium++ | - | - | - |
| Cladosporium | - | - | - |
| Curvularia | - | - | - |
| Epicoccum | - | - | - |
| Fusarium++ | - | - | - |
| Ganoderma | - | - | - |
| Myxomycetes++ | - | - | - |
| Pithomyces++ | - | - | - |
| Rust | - | - | - |
| Scopulariopsis/Microascus | - | - | - |
| Stachybotrys/Memnoniella | - | - | - |
| Unidentifiable Spores | - | - | - |
| Zygomycetes | - | - | - |
| Total Fungi | 12 | 960 | 100 |
| Hyphal Fragment | - | - | - |
| Insect Fragment | - | - | - |
| Pollen | - | - | - |
| Analyt. Sensitivity 600x | - | 80 | - |
| Analyt. Sensitivity 300x | - | 40* | - |
| Skin Fragments (1-4) | - | 2 | - |
| Fibrous Particulate (1-4) | - | 1 | - |
| Background (1-5) | - | 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

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EMSL ANALYTICAL, INC.
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Microbiology Chain of Custody Form
EMSL Order Number / Lab Use Only

372605566

PHONE: (800) 220-3675
EMAIL: CinnMicroLab@emsl.com

| | |
|---|--|
| <p>Customer Information</p> <p>Customer ID: Epic Environmental</p> <p>Company Name: Epic Environmental</p> <p>Contact Name: Casey Lyons</p> <p>Street Address:</p> <p>City, State, Zip Code: Country:</p> <p>Phone:</p> <p>Email(s) for Report: Mailing List</p> | <p>Billing Information</p> <p>Billing ID:</p> <p>Company Name:</p> <p>Billing Contact:</p> <p>Street Address:</p> <p>City, State, Zip Code: Country:</p> <p>Phone:</p> <p>Email(s) for Invoice:</p> |
|---|--|

Project Information

Project Name: **Frog Pond ES - 4/17 Sampling** Purchase Order: **26-2082**

EMSL LABS Project: (if applicable, EMSL will provide) State of Connecticut (CT) must select project location:
 Commercial (Taxable) Residential (Non-taxable)

Sampled By Name: **Casey Lyons** Sampled By Signature: **Casey Lyons** Sampler ID#: (if applicable) No. of Samples in Shipment: **4**

Sterile, Sodium Thiosulfate Preserved Bottle Used: Biocides Used in Source (specify):

Public Water Supply Samples: Note: All results may automatically be reported to DOH if required by State.

Turn-Around-Time (TAT) Please call ahead for long projects and/or for unusual times 1 hour or less. 12 Hour TAT available for select tests only; samples must be submitted by 11:00am.

2 Hour 6 Hour 24 Hour 32 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

MICROBIOLOGY TEST CODES

| | | |
|--|--|--|
| <p>M001 Air-O-Cell</p> <p>M030 MICROB</p> <p>M041 Fungal Direct Examination</p> <p>M169 Follen ID & Enumeration</p> <p>M005 Viable Fungi-Air Samples (Genus ID & Count)</p> <p>M006 Viable Fungi-Air Samples (Includes Penicillium, Aspergillus, Gladospodium, Sterthybotrys Species ID & Count)</p> <p>M007 Culturable Fungi-Surface Samples (Genus ID & Count)</p> <p>M008 Culturable Fungi-Surface Samples (Includes Penicillium, Aspergillus, Gladospodium, Sterthybotrys Species ID & Count)</p> <p>M280 Dust Characterization Level-1</p> <p>M281 Dust Characterization Level-2</p> <p>Add On to Spore Trap & M041 Analyses <small>available at certain lab locations</small></p> <p>M280A Dust Characterization Level-1</p> <p>M281A Dust Characterization Level-2</p> | <p>M174 MoldSnap</p> <p>M032 Abergenco-D</p> <p>M009 Bacteria Culture Gram Stain & Count</p> <p>M010 Bacteria Count & ID - 3 Most Prominent</p> <p>M011 Bacteria Count & ID - 5 Most Prominent</p> <p>M012 Pseudomonas aeruginosa (PIA^{***})</p> <p>M024 Pseudomonas aeruginosa (MFT[*])</p> <p>M015 Heterotrophic Plate Count</p> <p>M017 Total Coliform & E. Coli (Collet PIA^{***})</p> <p>M018 Total Coliform & E. Coli (MFT[*])</p> <p>M114 Total Coliform & E. Coli Enumeration (Collet MPN^{**})</p> <p>M019 Fecal Coliform (MFT[*])</p> <p>M020 Fecal Streptococcus (MFT[*])</p> <p>M029 Enterococci (MFT[*])</p> <p>M129 Enterococci (Enterolert PIA^{***})</p> <p>M180 Real Time qPCR-ERM 35 Panel</p> <p>M025 Sewage Screen - Water (MFT[*])</p> | <p>M115 Sewage Screen - Water (PIA^{***})</p> <p>M116 Sewage Screen - Water (MPN^{**})</p> <p>M117 Sewage Screen - Swab (PIA^{***})</p> <p>M013 Sewage Screen - Swab (MFT[*])</p> <p>M730 Methicillin-resistant Staph. aureus (MRSA)</p> <p>M031 Rapid-growing non-TB Mycobacteria Detection Enumeration</p> <p>M014 Endotoxin Analysis</p> <p>M044 Group Allergen (Cat, Dog, Cockroach, Dust Mite)</p> <p>M095 Bacteroides</p> <p>Other - See Analytical Price Guide for Test Code</p> <p>Legionella Analysis Please use EMSL Legionella COC</p> |
|--|--|--|

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 EMSL
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 2025 APR 17 2:54 PM

*MFT = Membrane Filtration Technique
 **MPN = Most Probable Number
 ***PIA = Presence/Absence

| Sample # | Sample Location/Description | Sample Type (Matrix) | Potable / Non-Potable (Only for Water) | Test Code | Volume/Area | Date / Time Collected | Temperature (Lab Use Only) |
|----------|-----------------------------|----------------------|--|-----------|--------------|-----------------------|----------------------------|
| FP-OUT | Outside | Air | NIA | M030 | 54 / min 25L | 4/17/26 1305-1310 | |
| FP-319 | Room 319 | ↓ | ↓ | ↓ | ↓ | ↓ 1314-1319 | |
| FP-406 | Room 406 | ↓ | ↓ | ↓ | ↓ | ↓ 1324-1329 | |
| FP-404 | Room 404 | ↓ | ↓ | ↓ | ↓ | ↓ 1331-1336 | |
| - | - | - | - | - | - | - | |

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment: **Hand Delivery** Sample Condition Upon Receipt: **Refrigerated** Received on Ice? Check if Yes

Relinquished by: **Casey Lyons** Date/Time: **4/17/26 1450** Received by: **Nuttall T. WI** Date/Time: **4/17/26 2:50pm**

Correlated Document - COC-34 Rev 8/18 02/19/2025

AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

40T



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

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