



May 4, 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
Raymond Arthur Brown Middle School
1505 SE Cornelius Pass Road,
Hillsboro, OR 97123
Apex Project HIL028-0418019-25009991, Task 0017

Dear: Mr. Wenzloff

On April 29, 2026, Apex Companies, LLC (Apex) performed indoor air quality testing at Raymond Arthur Brown Middle School located at 1505 SE Cornelius Pass Road in Hillsboro, Oregon. The testing was conducted following fungal remediation work within a gypsum wallboard soffit located in Classroom Y8 to ensure an indoor air quality concern no longer exists. There were no reports of concerns of fungal impacted building materials or noticeable odors at the time of Apex's investigation.

Non-viable airborne fungal samples were collected from Classroom Y8 and the hallway corridor directly adjacent to Classroom Y8. Two additional samples were collected from outdoors as baseline comparison samples.

VISUAL ASSESSMENT

Interior finishes included gypsum wallboard wall/ceiling/soffit applications with a suspended ceiling tile grid system.

The gypsum wallboard soffit of concern in Classroom Y8 did not display any indication of continued fungal impact following the remediation. It is Apex's understanding that the soffit was manually cleaned of all visually noticeable mold and an anti-microbial primer was applied to all surfaces within the soffit.

At the time of this investigation, Apex did not observe any building materials within the area of concern or adjacent spaces impacted by fungal growth or moisture intrusion. Additionally, no noticeable building-related odors were observed throughout the project area.

AIRBORNE PARTICULATE SAMPLING

Apex collected four airborne particulate samples using Allergenco-D impactor cassettes and a high-volume vacuum pump. Two samples were collected from the building interior and two were collected outdoors to establish background conditions. Each sample was collected at a flow rate of 15 liters per minute for 5 minutes (75 liters) from an elevation of approximately 4 feet above ground level. The samples were submitted to Eurofins Lab/Cor Inc. in Portland, Oregon for fungal identification under chain of custody.

It should be noted that the weather during Apex's site investigation was warm and sunny; the outdoor temperature was approximately 71°F. Table 1 summarizes the findings of this phase of the investigation.

Table 1. Air Sample Laboratory Results: Fungal

Sample	Location	Fungal Spore Concentration*	Predominant Spore Types
001	Classroom Y8	120	<i>Basidiospores</i> <i>Smuts, Periconia, Myxomycetes</i>
002	Hall Outside Room Y8	80	<i>Basidiospores</i> <i>Smuts, Periconia, Myxomycetes</i>
003	Exterior; East Elevation	880	<i>Basidiospores, Ascospores,</i> <i>Penicillium/Aspergillus types,</i> <i>Cladosporium, Smuts, Periconia,</i> <i>Myxomycetes, Rusts</i>
004	Exterior; South Elevation	750	<i>Basidiospores, Ascospores,</i> <i>Cladosporium, Smuts, Periconia,</i> <i>Myxomycetes, Oidium</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. Based on review of the laboratory data, it is clear that the types and relative proportions of the spores identified in the indoor samples were less than the types and relative proportions of the spores identified in the outdoor control samples. Additionally, the overall concentration of spores in the outdoor samples was significantly greater than the concentrations observed in the indoor samples. These two observations are a very strong indication that the fungal spores identified in the indoor samples likely originated from outdoor sources and that there isn't a significant or measurable airborne fungal concern in the indoor test areas.

For more detailed information regarding the laboratory results of these analyses, please refer to the attached laboratory reports.

CONCLUSIONS AND RECOMMENDATIONS

Upon reviewing the findings of this investigation, Apex did not identify a concern for indoor air quality in Classroom Y8 following the fungal remediation. Apex recommends that general housekeeping procedures continue and the integrity of the soffit be maintained and monitored.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Ellie Dick', with a stylized flourish at the end.

Ellie Dick
Project Manager

Attachment: Laboratory Analytical Results

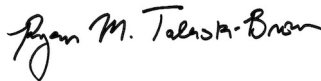
Report for:

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

Regarding: Eurofins Built Environment Testing West, LLC
Project: HIL028-0418019-25009991/T017; R.A. Brown Middle School
EML ID: 4516472

Approved by:

Dates of Analysis:
Spore trap analysis: 04-30-2026



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.

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Client: PBS Engineering and Environmental: Portland
C/O: Eleanor Dick, John Yuly
Re: HIL028-0418019-25009991/T017; R.A. Brown
Middle School

Date of Sampling: 04-29-2026
Date of Receipt: 04-30-2026
Date of Report: 04-30-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	001: Classroom Y8			002: Hall Outside Y8		
Comments (see below)	None			None		
Lab ID-Version‡:	22721975-1			22721976-1		
Analysis Date:	04/30/2026			04/30/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores						
Basidiospores	2	25	110	1	25	53
Chaetomium						
Cladosporium						
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Oidium						
Other colorless						
Penicillium/Aspergillus types†						
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes	1	100	13	2	100	27
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	1+			1+		
Hyphal fragments/m3	13			< 13		
Pollen/m3	< 13			< 13		
Skin cells (1-4+)	< 1+			< 1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			120			80

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: HIL028-0418019-25009991/T017; R.A. Brown
Middle School

Date of Sampling: 04-29-2026
Date of Receipt: 04-30-2026
Date of Report: 04-30-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	003: Ext. East			004: Ext. South		
Comments (see below)	None			None		
Lab ID-Version‡:	22721977-1			22721978-1		
Analysis Date:	04/30/2026			04/30/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores	3	25	160	5	25	270
Basidiospores	6	25	320	6	25	320
Chaetomium						
Cladosporium	2	25	110	2	25	110
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Oidium				1	100	13
Other colorless						
Penicillium/Aspergillus types†	3	25	160			
Pithomyces						
Rusts	2	100	27			
Smuts, Periconia, Myxomycetes	8	100	110	3	100	40
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	2+			2+		
Hyphal fragments/m3	13			13		
Pollen/m3	150			93		
Skin cells (1-4+)	< 1+			< 1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			880			750

Comments:

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Client: PBS Engineering and Environmental: Portland
C/O: Eleanor Dick, John Yuly
Re: HIL028-0418019-25009991/T017; R.A. Brown
Middle School

Date of Sampling: 04-29-2026
Date of Receipt: 04-30-2026
Date of Report: 04-30-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

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Re: HIL028-0418019-25009991/T017; R.A. Brown
Middle School

Date of Sampling: 04-29-2026
Date of Receipt: 04-30-2026
Date of Report: 04-30-2026

MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: 003, Ext. East

Fungi Identified	Outdoor data	Typical Outdoor Data for: April in Oregon† (n‡=2221)						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	-	10	13	25	53	67	8	13	13	27	53	110	19
Bipolaris/Drechslera group	-	13	13	13	27	27	1	13	13	13	40	53	3
Chaetomium	-	13	13	13	27	65	3	7	13	13	27	40	5
Cladosporium	110	53	53	160	450	730	78	53	110	370	1,400	2,600	85
Curvularia	-	-	-	-	-	-	< 1	8	13	13	44	53	2
Nigrospora	-	8	13	13	13	37	1	10	13	13	27	53	2
Penicillium/Aspergillus types	160	53	53	160	430	690	79	53	110	270	690	1,100	83
Stachybotrys	-	13	13	13	41	81	< 1	13	13	13	40	130	1
Torula	-	13	13	20	53	100	4	13	13	25	53	87	6
Seldom found growing indoors**													
Ascospores	160	53	150	440	1,300	2,500	90	53	110	450	1,600	3,000	90
Basidiospores	320	110	210	720	2,100	3,700	96	110	270	1,100	4,100	7,800	96
Oidium	-	13	13	27	110	190	9	13	13	27	67	120	13
Rusts	27	13	13	13	53	76	8	13	13	27	53	110	16
Smuts, Periconia, Myxomycetes	110	13	13	27	67	120	35	13	13	53	160	370	53
§ TOTAL SPORES/m3	880												

†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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Middle School

Date of Sampling: 04-29-2026
Date of Receipt: 04-30-2026
Date of Report: 04-30-2026

MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: 004, Ext. South

Fungi Identified	Outdoor data	Typical Outdoor Data for: April in Oregon† (n‡=2221)						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	-	10	13	25	53	67	8	13	13	27	53	110	19
Bipolaris/Drechslera group	-	13	13	13	27	27	1	13	13	13	40	53	3
Chaetomium	-	13	13	13	27	65	3	7	13	13	27	40	5
Cladosporium	110	53	53	160	450	730	78	53	110	370	1,400	2,600	85
Curvularia	-	-	-	-	-	-	< 1	8	13	13	44	53	2
Nigrospora	-	8	13	13	13	37	1	10	13	13	27	53	2
Penicillium/Aspergillus types	-	53	53	160	430	690	79	53	110	270	690	1,100	83
Stachybotrys	-	13	13	13	41	81	< 1	13	13	13	40	130	1
Torula	-	13	13	20	53	100	4	13	13	25	53	87	6
Seldom found growing indoors**													
Ascospores	270	53	150	440	1,300	2,500	90	53	110	450	1,600	3,000	90
Basidiospores	320	110	210	720	2,100	3,700	96	110	270	1,100	4,100	7,800	96
Oidium	13	13	13	27	110	190	9	13	13	27	67	120	13
Rusts	-	13	13	13	53	76	8	13	13	27	53	110	16
Smuts, Periconia, Myxomycetes	40	13	13	27	67	120	35	13	13	53	160	370	53
§ TOTAL SPORES/m3	750												

†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.

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Project Analyst



Analyst: Meghanne Burns

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