



288 Grove Street, #391
Braintree, Massachusetts 02184

Phone: 617-338-2121
www.ecmsinc.com

August 21, 2026

Doug Bliven, MCPPO
Turowski2 Architecture, Inc.
227 Union Street, Suite 301
New Bedford, MA 02740

**Re: Assessment of Indoor Air Quality
 Pelham Amherst Regional Middle School
 170 Chestnut Street
 Amherst, Massachusetts
 ECMS Project No. 1206.017**

Dear Ms. Bliven:

On August 20, 2026 *Environmental & Construction Management Services, Inc. (ECMS)* conducted a visual inspection and indoor air quality assessment at Pelham Amherst Regional Middle School, 170 Chestnut Street, Amherst, Massachusetts. These activities were completed by *ECMS* pursuant to a request by *Princeton Properties Management, Inc.* after an occupant complaint.

Following a program established by *ECMS*, *ECMS* personnel measured the following indoor air quality parameters including: mold, particulate matter (also referred to as PM), carbon dioxide, carbon monoxide, temperature, relative humidity and total volatile organic compounds (TVOC). Also provided is an overall Air Quality Index (AQI) score based upon EPA AQI guidelines. See Attachment for more information. The results of the indoor air quality parameters were then compared to published guidelines.

Mold Spores

Mold spores are microscopic reproductive units released by fungi, of which there are more than 100,000 species worldwide. They are naturally present in both indoor and outdoor air, with concentrations typically higher outdoors. Indoors, mold growth is generally linked to excess moisture from leaks, condensation, or inadequate ventilation. When disturbed or stressed, mold colonies can release large numbers of spores into the air.

Most mold spores are not harmful to healthy individuals, but elevated levels indoors may trigger allergic responses such as nasal congestion, eye irritation, or respiratory discomfort, particularly in sensitive or immunocompromised individuals. Skin rashes or other symptoms should be medically evaluated, as they may also result from non-mold-related irritants.

1. Determine if airborne mold propagules are present at levels above typical outdoor or background conditions, particularly species associated with allergenic or irritant effects.
2. Identify and eliminate indoor sources of mold growth through targeted inspection and remediation of underlying moisture problems.

Guideline / Reference Range

Indoor mold levels should be equal to or lower than outdoor/background levels.

Presence of water damage or visible mold growth indicates a need for corrective action, regardless of airborne spore counts (EPA, AIHA, MA DPH).

Particulate Matter (PM)

Particulate matter (PM) refers to tiny solid or liquid particles suspended in the air. The most important for health are PM₁₀ (10 micrometers or smaller) and PM_{2.5} (2.5 micrometers or smaller), which can reach deep into the lungs. Outdoors, PM levels are regulated by EPA due to links with respiratory and cardiovascular effects. Indoors, PM can come from outdoor infiltration as well as activities such as cooking, smoking, and cleaning. Elevated indoor PM may cause irritation or worsen existing health conditions.

Guideline / Reference Range

PM_{2.5}: 35 µg/m³ (24-hour average) – EPA NAAQS

PM₁₀: 150 µg/m³ (24-hour average) – EPA NAAQS

Best practice: Indoor PM should remain at or below outdoor levels (EPA, ASHRAE).

Carbon Dioxide

Carbon dioxide (CO₂) is a colorless, odorless gas that makes up about 0.04% of outdoor air. It is produced by combustion, fermentation, and human/animal respiration. Indoors, elevated CO₂ levels usually indicate inadequate ventilation rather than a direct health hazard, though high levels can contribute to discomfort and reduced performance.

Guideline / Reference Range

OSHA PEL: 5,000 ppm (8-hour TWA)

EPA / ASHRAE / MA DPH: <800–1,000 ppm recommended for good indoor air quality

Carbon Monoxide

Carbon monoxide (CO) is a colorless, odorless gas produced by incomplete combustion of carbon-based fuels such as gas, oil, wood, and coal. Indoors, common sources include malfunctioning heating systems, stoves, or exhaust back drafting. CO reduces the blood's ability to carry oxygen, and exposure can cause headaches, dizziness, fatigue, nausea, or confusion. High levels can lead to loss of consciousness or death. Vulnerable groups such as children, the elderly, and individuals with heart or lung disease are at greater risk.

Guideline / Reference Range

OSHA PEL: 50 ppm (8-hour TWA)

ACGIH TLV: 25 ppm (8-hour TWA)

EPA NAAQS: 9 ppm (8-hour average), 35 ppm (1-hour average)

Best practice: Indoor CO should be maintained as close to zero as possible, with functioning CO detectors in residential and commercial settings.



Temperature and Relative Humidity

Temperature and relative humidity (RH) are key comfort and air quality factors. High heat and humidity can create discomfort, increase respiration (raising indoor CO₂), and promote microbial growth, including fungi. Low humidity, often in winter, can dry the skin, eyes, nose, and throat, causing irritation. Maintaining balanced conditions supports both occupant comfort and healthy indoor environments.

Guideline / Reference Range

ASHRAE Comfort Range: 66–78°F (seasonal)

ASHRAE Recommended RH: 40–60%

OSHA IAQ Guidance: Avoid prolonged extremes outside these ranges

Total Volatile Organic Compounds (TVOC)

Volatile organic compounds (VOCs) are gases released from many household and building materials, including paints, solvents, cleaning products, furnishings, fuels, office equipment, and personal care products. Indoor concentrations often exceed outdoor levels due to multiple sources and limited ventilation. Short-term exposure can cause eye, nose, and throat irritation, headaches, and nausea, while long-term or high exposures may affect the liver, kidneys, or nervous system. Some VOCs are known or suspected human carcinogens.

Guideline / Reference Range

No enforceable U.S. federal standard for TVOC

Best practice: Maintain TVOC levels as low as reasonably achievable

Indoor levels should not exceed typical outdoor/background concentrations (EPA, AIHA, ASHRAE)

Air Quality Index (AQI)

The U.S. Air Quality Index (AQI) is the EPA's standard tool for communicating daily outdoor air quality. It uses a color-coded scale that links measured pollutant levels to potential health effects and identifies groups that may be more sensitive to exposure. The AQI also provides the basis for real-time reporting and forecasting, helping the public make informed decisions to reduce exposure when air quality is poor.

SAMPLING EQUIPMENT AND METHODS

Air Sampling for Mold Spores, Dander, Fibers and Mycelial Fragments

ECMS personnel used Air-O-Cell disposable bioaerosol impact samplers to collect airborne mold samples from twelve interior spaces at Pelham Amherst Regional Middle School, 170 Chestnut Street, Amherst, Massachusetts. To establish comparison baselines, an additional sample was collected from the outdoor air, for a total of thirteen (13) samples.

All samples were submitted under proper chain-of-custody (COC) to Asbestos Identification Laboratory (AIL), Woburn, Massachusetts for analysis. The Air-O-Cell cassettes allowed the laboratory to perform Direct Microscopic Examination (DME) to identify and quantify mold spores. Results are summarized in Table 1, with full laboratory analytical reports included as Attachment A.

Indoor Air Equipment and Methods

To evaluate indoor air quality within the unit, ECMS personnel used a multi-parameter IAQ detector to measure formaldehyde (HCHO), total volatile organic compounds (TVOC), particulate matter (PM_{1.0}, PM_{2.5}, PM₁₀), temperature, and relative humidity. An AZ 7755 monitor was used to measure temperature, relative humidity, and carbon dioxide (CO₂), and a Smart Sensor ST9700 was used to measure carbon monoxide (CO). All instruments were operated in accordance with manufacturer specifications, checked and zeroed prior to use, and readings were recorded after stabilization to ensure representative indoor conditions. Results are summarized in Table 2.

RESULTS

Airborne Mold Spore Sampling Results

There are no legally enforceable federal or state standards for acceptable indoor mold spore concentrations in the U.S., as mold regulations are generally advisory. However, guidelines from organizations like the American Industrial Hygiene Association (AIHA) and the Environmental Protection Agency (EPA) suggest comparing indoor mold spore levels to outdoor levels as a benchmark for assessing indoor air quality.

At the completion of sampling, all samples were submitted, under proper chain-of-custody, to *AIL* in Woburn, MA. *AIL* analyzes spore traps using phase contrast microscopy. There is a wide choice of collection devices (Air-O-Cell, Micro-5, Burkhard, etc.) on the market. Differences in analytical method may exist between spore trap devices.

Spore trap results are reported in spores per cubic meter of air. Due to the other airborne particles collected with the spores, *AIL* reports a background particle density. Background density is an indication of overall particulate matter present on the sample (i.e. dust in the air).

High background concentrations may obscure spores such as the *Penicillium/Aspergillus* group. The debris rating system is from 0-5 with:

- 0 = No particle matter detected in impaction area of spore trap;
- 1 = Minimal to approx. 5% particle matter detected in impaction area of spore trap;
- 2 = Approx. 5% to approx. 25% particle matter detected in impaction area of spore trap;
- 3 = Approx. 25% to approx. 75% particle matter detected in impaction area of spore trap;
- 4 = Approx. 75% to approx. 90% particle matter detected in impaction area of spore trap;
- 5 = Greater than approx. 90% particle matter detected in impaction area of spore trap.

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Pelham Amherst Regional Middle School
170 Chestnut Street
Amherst, Massachusetts
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August 24, 2026
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Most spore trap samples typically contain some non-microbial particles. High levels of non-microbial particles on a spore trap sample will bias the analysis in two ways: (1) Capture efficiency decreases. (2) Debris obscures or covers spores.

TABLE 1
SUMMARY OF AIR SAMPLE RESULTS
PELHAM AMHERST REGIONAL MIDDLE SCHOOL
170 CHESTNUT STREET
AMHERST, MASSACHUSETTS
AUGUST 20, 2026

Field ID	Test Location	Debris Rating (1-5) **	Total Fungal Structures (Count/m³)	Type of Mold Identified
01	C22-A	3	6000	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
02	C27	3	5867	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
03	Library	3	4800	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
04	Hall outside of C5-A	3	7511	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
05	Monumental Stairs 1 st Floor	4	6000	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified, Smuts/Myxomycetes
06	Art-1	3	4978	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified, Ulocladium
07	Info Systems	4	3867	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Curvularia, Hyphal Structures, Miscellaneous/Unidentified

TABLE 1
SUMMARY OF AIR SAMPLE RESULTS
PELHAM AMHERST REGIONAL MIDDLE SCHOOL
170 CHESTNUT STREET
AMHERST, MASSACHUSETTS
AUGUST 20, 2026

Field ID	Test Location	Debris Rating (1-5) **	Total Fungal Structures (Count/m³)	Type of Mold Identified
08	Kitchen	3	5289	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
09	Hall by Court 2	4	3289	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Curvularia, Hyphal Structures, Miscellaneous/Unidentified
10	Hall by Court 1	3	6622	Ascospores, Aspergillus/Penicilium, Basidiospores, Hyphal Structures, Miscellaneous/Unidentified, Stachybotrys
11	Gym Lobby	4	11733	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Curvularia, Drechslera/Bipolaris group, Hyphal Structures, Miscellaneous/Unidentified, Smuts/Myxomycetes, Stachybotrys
12	Gym 2 nd Floor by Stairs	3	6933	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
13	Outside Control	3	15956	Alternaria, Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Curvularia, Hyphal Structures, Miscellaneous/Unidentified

Indoor Air Quality Test Results

TABLE 2 SUMMARY OF IAQ RESULTS PELHAM AMHERST REGIONAL MIDDLE SCHOOL 170 CHESTNUT STREET AMHERST, MASSACHUSETTS AUGUST 20, 2026										
Location	Carbon Dioxide (*ppm)	Temp (F°)	Relative Humidity (%)	Carbon Monoxide (*ppm)	TVOC (mg/m3)	PM 2.5 (ug/m3)	Occupants in Room	Windows Open/Closed	Ventilation	
									Supply	Exhaust
C22-A	426	78.3	57.6	0.0	0.132	002	1	Closed	Yes	Yes
C27	425	77.2	59.6	0.0	0.143	002	1	Closed	Yes	Yes
Library	411	77.0	59.1	0.0	0.158	002	1	Closed	Yes	Yes
Hall outside of C5-A	489	76.5	61.0	0.0	0.143	002	1	Closed	Yes	Yes
Monumental Stairs 1 st Floor	422	76.1	64.1	0.0	0.124	003	1	Closed	Yes	Yes
Art-1	444	74.8	64.0	0.0	0.155	002	1	Closed	Yes	Yes
Info Systems	609	74.0	57.3	0.0	0.448	002	6	Closed	Yes	Yes
Kitchen	457	77.1	61.0	0.0	0.094	002	1	Closed	Yes	Yes

*ppm=parts per million

Comfort Guidelines

Carbon Dioxide –	<600 ppm = preferred 600-1000 ppm = acceptable >1000 ppm = indicative of ventilation problems
Temperature –	66-80°F
Relative Humidity –	40-60%
Carbon Monoxide –	9 ppm
TVOCs –	Below 0.5 mg/m3
PM 2.5 –	Below 35 ug/m3

Indoor Air Quality Test Results

TABLE 2 SUMMARY OF IAQ RESULTS PELHAM AMHERST REGIONAL MIDDLE SCHOOL 170 CHESTNUT STREET AMHERST, MASSACHUSETTS AUGUST 20, 2026										
Location	Carbon Dioxide (*ppm)	Temp (F°)	Relative Humidity (%)	Carbon Monoxide (*ppm)	TVOC (mg/m ³)	PM 2.5 (ug/m ³)	Occupants in Room	Windows Open/Closed	Ventilation	
									Supply	Exhaust
Hall by Court 2	404	78.1	56.8	0.0	0.082	003	1	N/A	Yes	Yes
Hall by Court 1	401	76.8	59.9	0.0	0.103	003	1	N/A	Yes	Yes
Gym Lobby	471	77.7	49.9	0.0	0.083	003	4	N/A	Yes	Yes
Gym 2 nd Floor by Stairs	452	79.1	54.9	0.0	0.079	003	1	N/A	Yes	Yes
Outside Control	388	78.8	87.0	0.0	0.000	003	N/A	N/A	N/A	N/A

*ppm=parts per million

Comfort Guidelines

Carbon Dioxide –	<600 ppm = preferred 600-1000 ppm = acceptable >1000 ppm = indicative of ventilation problems
Temperature –	66-80°F
Relative Humidity –	40-60%
Carbon Monoxide –	9 ppm
TVOCs –	Below 0.5 mg/m ³
PM 2.5 –	Below 35 ug/m ³

Air Quality Index (AQI) Results

The measured AQI for Pelham Amherst Regional Middle School, 170 Chestnut Street, Amherst, Massachusetts was 008 (GOOD).

The reported AQI for Amherst, Massachusetts on August 20, 2026 at 0600 (based on EPA reported numbers at www.airnow.gov) was 022 (GOOD).

SUMMARY AND RECOMMENDATIONS

Background

It has been reported that roof repairs were supposed to be completed over the summer, but unexpected asbestos was discovered that had to be professionally abated. While abatement was ongoing, water leaked into classrooms during a rainstorm due to incomplete roof membrane installation. Random ceiling tiles were noted as missing throughout. Additionally, exhaust fans had been inoperable, leading to reported odors.

Contractor fans and HEPA units (negative air machines) had been running in the days leading up to this assessment, but were turned off for the assessment at ECMS' request. Air scrubbers were noted in many of the classrooms.

Although the airborne fungal concentrations were below the outdoor control, the presence of visible water damage throughout portions of the building warrants continued investigation and correction of moisture sources. Airborne fungal concentrations alone should not be used to rule out localized fungal growth within water-damaged building materials or concealed spaces.

During the assessment, ECMS noted a musty odor throughout the building.

Mold Air

Overall, indoor airborne fungal concentrations ranged from approximately 3,289 to 11,733 spores/m³, compared with an outdoor control concentration of 15,956 spores/m³. All indoor total fungal concentrations were below the outdoor control. Basidiospores were the predominant fungal type identified indoors, with lesser contributions from Ascospores, Aspergillus/Penicillium, Cladosporium, and other fungal structures.

No Chaetomium was detected in the indoor samples. Stachybotrys was detected at low concentrations at Hall by Court 1 (89 spores/m³) and the Gym Lobby 1st Floor (44 spores/m³). Ulocladium was detected at Art 1 (44 spores/m³). These isolated detections should be considered in conjunction with field observations, moisture measurements, and building history when evaluating potential localized moisture conditions. The airborne fungal results do not demonstrate a widespread pattern of elevated indoor fungal concentrations.

The highest indoor total fungal concentration was identified at the Gym Lobby 1st Floor (11,733 spores/m³), which remained below the outdoor control. This sample had a debris rating of 4. Elevated

particulate debris can interfere with spore capture and identification; therefore, results from samples with debris ratings of 4 or higher may represent undercounts.

Although the airborne fungal concentrations were below the outdoor control, visible water damage and the reported musty odor warrant continued attention to moisture conditions. Airborne fungal concentrations alone should not be used to rule out localized fungal growth within water-damaged building materials or concealed spaces.

IAQ Parameters

The overall Air Quality Index for the building was in the Good range. Carbon dioxide concentrations were within the preferred range in all areas except Info Systems, where the measured concentration of 609 ppm was within the stated acceptable range. Temperature readings were within the stated acceptable range.

Relative humidity exceeded the stated 40–60% comfort guideline in several areas, with the highest measured indoor values of approximately 64% at the Monumental Stairs and Art-1. Exterior relative humidity was 87% during the assessment. The HVAC system was off during the assessment, and doors/windows had been open and fans had been operating during the preceding days; therefore, measured conditions may not represent typical conditions under normal building operation.

Carbon monoxide was not detected. TVOCs and PM_{2.5} were within the stated acceptable ranges.

Recommendations

See Attachment D for location-specific recommendations addressing housekeeping, moisture investigation, ventilation, HVAC operation, and follow-up evaluation where warranted.

If you have any questions, please contact us at (617) 338-2121.

Sincerely,

For *Environmental & Construction Management Services, Inc.* by,

Holly Drum

Holly C. Drum
Environmental Scientist

Stephen T. Weydt

Stephen T. Weydt
Principal Environmental Scientist

Attachment A – Mold Air Analytical
Attachment B – Air Quality Index Basics
Attachment C – Sample Location Floor Plan & Photos
Attachment D – Recommendations

ATTACHMENT A
MOLD AIR ANALYTICAL



Asbestos Identification Laboratory

165 New Boston St., Ste 227
Woburn, MA 01801
781-932-9600

Web: www.asbestosidentificationlab.com
Email: mikemanning@asbestosidentificationlab.com



Batch: 260820022

Holly Drum
ECMS Inc.
288 Grove Street
#391
Braintree, MA 2184

Project Information
1206.017 Amherst
Pelham
170 Chestnut St.,
Amherst, MA

*Method: Based on ASTM D7391-09
Standard Test Method for Categorization
and Quantification of Airborne Fungal
Structures.*

Dear Holly Drum,

Asbestos Identification Laboratory has completed the analysis of the samples from your office for the above referenced project. Analysis of Fungi in Air Samples by Direct Microscopic Examination (DME). The slide impacted with air sample is placed on a drop of lactophenol cotton blue on a clean microscope slide and subsequently scanned at x100 or x200 magnification to give the analyst an overview of sample deposition and the diversity of the spores present on the slide. The slide is then analyzed at x400 or x600 magnification by counting and identifying spores in at least 15% of the sample deposition area. Spores occurring in chains are counted individually. Raw counts are converted to spores/m³ of air. A scale of 0 to 5+ is used to rate abundance of non-fungal material (debris), with 5+ indicating the largest amount. Large amounts of debris may obscure small spores. Therefore, counts from samples with 4 or higher non-fungal material may be treated as undercounts. Except for blanks, samples with no detected spores are recorded as "less than the method detection limit" (MDL). Results are not corrected for blanks. Results may include additional significant figures due to calculations, but two significant figures reflect the precision of analysis.

All samples were received in acceptable condition unless noted 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 items tested. Asbestos Identification Laboratory results represent the analysis of samples as submitted by the customer. Information regarding sample location, description, area, volume, etc., was provided by the customer. Information provided by the customer can affect the validity of results. Asbestos Identification Laboratory is not responsible for sample collection activities or analytical method limitations.

Asbestos Identification Laboratory shall have no liability to the client or the client's customer with the respect to decisions or recommendations made, actions taken or course 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 Laboratory be liable to the client with respect to the Test Results. Reports are kept at Asbestos Identification Laboratory for three years. All Customer information will be maintained in confidentiality. This report shall not be reproduced, except in full, without the written consent of Asbestos Identification Laboratory.

AIHA Laboratory Accreditation Program's, LLC Environmental Microbiology Laboratory Accreditation Program (EMLAP)
Laboratory ID: LAP-200379

Thank you Holly Drum for your business.

Michael Manning
Owner/Director
781-932-9600

Sampled: August 20, 2026

Received: August 20, 2026

Analyzed: 08/21/2026

Report Date: August 24, 2026

Analyzed by:
Eleanor Roccio

Batch: 260820022

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Glossary of Terms and Color Coding

Volume	The amount of air in liters that passed through the spore trap during sampling.
Debris Rating / Particle	Most spore trap samples typically contain some non-microbial particles. High levels of non-microbial particles on a spore trap sample will bias the analysis in two ways: (1) Capture efficiency decreases. (2) Debris obscures or covers spores.
Debris Rating 0	No particle matter detected in impaction area of spore trap.
Debris Rating 1	Minimal to approx. 5% particle matter detected in impaction area of spore trap.
Debris Rating 2	Approx. 5% to approx. 25% particle matter detected in impaction area of spore trap.
Debris Rating 3	Approx. 25% to approx. 75% particle matter detected in impaction area of spore trap.
Debris Rating 4	Approx. 75% to approx. 90% particle matter detected in impaction area of spore trap.
Debris Rating 5	Greater than approx. 90% particle matter detected in impaction area of spore trap.
Detection Limit	The detection limit refers to the smallest concentration of an analyte that can be detected by the measuring system. The smallest spore count is one spore. The detection limit is one spore, per unit of air sampled.
Raw Count	This is a listing of the fungal spores identified. This listing tells us the types of molds present. The types of spores present can give us some ideas regarding: (1) Whether the spores are toxigenic and / or allergenic. (2) Conditions that existed in the building. Some spores are so strictly associated with particular building conditions that their presence is indicative of the existence of those conditions. For example, indicators of moisture damage.
Count/M3	These are the counts, i.e., number of spores reported as total counts per cubic meter of air.
Indoor / Outdoor Comparison	Fungal spores are present outdoors as well as indoors in air, water and on or inside all kinds of organic matter. Sources of outdoor airborne spores are from decomposing organic material and to some extent soil. The main sources of fungal spores in indoor air are: (1) outdoor air carried in through doorways and windows. (2) Spores carried in on people, pets, or items brought indoors. (3) Spores that grow indoors in the presence of damp or wet conditions. Buildings without a mold problem, airborne spores are similar to outdoors but lower in concentration.
Red	If any spores that may indicate moisture or chronic condensation are detected, (Alternaria, Chaetomium, Stachybotris, Ulocladium) Count/M3 will be highlighted in Red.
Orange	If any spores that may indicate humid conditions, condensation and or poor ventilation are detected, (Aspergillus/Penicillium or Cladosporium) Count/M3 will be highlighted in Orange.
Yellow	If the indoor samples Count/M3 is higher than the outside sample, the Count/M3 will be highlighted in Yellow.
Green	If the indoor samples Count/M3 is equal to or less than the outside sample, the Count/M3 will be highlighted in Green.

Field ID	1	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-001	150	3	44	
Location	C22-A				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	18	800	13		
Aspergillus/Penicilium	4	178	3		
Basidiospores	97	4311	72		
Chaetomium			0		
Cladosporium	9	400	7		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	2	89	1		
Miscellaneous/Unidentified	5	222	4		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	135	6000	100		

Field ID	2	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-002	150	3	44	
Location	C27				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	13	578	10		
Aspergillus/Penicilium	10	444	8		
Basidiospores	96	4267	73		
Chaetomium			0		
Cladosporium	7	311	5		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	3	133	2		
Miscellaneous/Unidentified	3	133	2		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	132	5867	100		

Field ID	3	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-003	150	3	44	
Location	Library				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	6	267	6		
Aspergillus/Penicilium	19	844	18		
Basidiospores	76	3378	70		
Chaetomium			0		
Cladosporium	1	44	1		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	3	133	3		
Miscellaneous/Unidentified	3	133	3		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	108	4800	100		

Field ID	4	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-004	150	3	44	
Location	Hall Outside of C5-A				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	42	1867	25		
Aspergillus/Penicilium	3	133	2		
Basidiospores	100	4444	59		
Chaetomium			0		
Cladosporium	14	622	8		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	1	44	1		
Miscellaneous/Unidentified	9	400	5		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	169	7511	100		

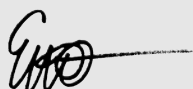
Sampled: August 20, 2026

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Analyzed by:
Eleanor Roccio



Batch: 260820022

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Holly Drum
ECMS Inc.
288 Grove Street
#391
Braintree, MA 2184

Project Information
1206.017 Amherst
Pelham
170 Chestnut St.,
Amherst, MA

Method: Based on ASTM D7391-09
Standard Test Method for Categorization
and Quantification of Airborne Fungal
Structures.

Field ID	5	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-005	150	4	44	
Location	Monumental Stairs 1st Floor				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	17	756	13		
Aspergillus/Penicilium	4	178	3		
Basidiospores	100	4444	74		
Chaetomium			0		
Cladosporium	2	89	1		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	3	133	2		
Miscellaneous/Unidentified	8	356	6		
Smuts/Myxomycetes	1	44	1		
Stachybotrys			0		
Ulocladium			0		
Total	135	6000	100		

Field ID	6	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-006	150	3	44	
Location	Art 1				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	22	978	20		
Aspergillus/Penicilium	6	267	5		
Basidiospores	78	3467	70		
Chaetomium			0		
Cladosporium	2	89	2		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	1	44	1		
Miscellaneous/Unidentified	2	89	2		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium	1	44	1		
Total	112	4978	100		

Field ID	7	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-007	150	4	44	
Location	Info Systems				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	8	356	9		
Aspergillus/Penicilium	5	222	6		
Basidiospores	49	2178	56		
Chaetomium			0		
Cladosporium	7	311	8		
Curvularia	3	133	3		
Drechslera/Bipolaris group			0		
Hyphal Structures	6	267	7		
Miscellaneous/Unidentified	9	400	10		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	87	3867	100		

Field ID	8	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-008	150	3	44	
Location	Kitchen				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	24	1067	20		
Aspergillus/Penicilium	4	178	3		
Basidiospores	86	3822	72		
Chaetomium			0		
Cladosporium	1	44	1		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	2	89	2		
Miscellaneous/Unidentified	2	89	2		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	119	5289	100		

Sampled: August 20, 2026

Received: August 20, 2026

Analyzed: 08/21/2026

Report Date: August 24, 2026

Analyzed by:
Eleanor Roccio



Batch: 260820022

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Field ID	9	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-009	150	4	44	
Location	Hall by Court 2				
Fungal Spore Type	RawCount	Count/M3	%		
Alternaria			0		
Ascospores	8	356	11		
Aspergillus/Penicilium	6	267	8		
Basidiospores	35	1556	47		
Chaetomium			0		
Cladosporium	3	133	4		
Curvularia	1	44	1		
Drechslera/Bipolaris group			0		
Hyphal Structures	6	267	8		
Miscellaneous/Unidentified	15	667	20		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	74	3289	100		

Field ID	10	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-010	150	3	44	
Location	Hall by Court 1				
Fungal Spore Type	RawCount	Count/M3	%		
Alternaria			0		
Ascospores	26	1156	17		
Aspergillus/Penicilium	15	667	10		
Basidiospores	100	4444	67		
Chaetomium			0		
Cladosporium			0		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	4	178	3		
Miscellaneous/Unidentified	2	89	1		
Smuts/Myxomycetes			0		
Stachybotrys	2	89	1		
Ulocladium			0		
Total	149	6622	100		

Field ID	11	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-011	150	4	44	
Location	Gym Lobby 1st Floor				
Fungal Spore Type	RawCount	Count/M3	%		
Alternaria			0		
Ascospores	64	2844	24		
Aspergillus/Penicilium	18	800	7		
Basidiospores	100	4444	38		
Chaetomium			0		
Cladosporium	35	1556	13		
Curvularia	2	89	1		
Drechslera/Bipolaris group	1	44	0		
Hyphal Structures	19	844	7		
Miscellaneous/Unidentified	20	889	8		
Smuts/Myxomycetes	4	178	2		
Stachybotrys	1	44	0		
Ulocladium			0		
Total	264	11733	100		

Field ID	12	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260820022-012	150	3	44	
Location	Gym Stairs 2nd Floor				
Fungal Spore Type	RawCount	Count/M3	%		
Alternaria			0		
Ascospores	18	800	12		
Aspergillus/Penicilium	13	578	8		
Basidiospores	100	4444	64		
Chaetomium			0		
Cladosporium	14	622	9		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	6	267	4		
Miscellaneous/Unidentified	5	222	3		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	156	6933	100		

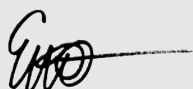
Sampled: August 20, 2026

Received: August 20, 2026

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Report Date: August 24, 2026

Analyzed by:
Eleanor Roccio



Batch: 260820022

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Holly Drum
ECMS Inc.
288 Grove Street
#391
Braintree, MA 2184

Project Information
1206.017 Amherst
Pelham
170 Chestnut St.,
Amherst, MA

Method: Based on ASTM D7391-09
Standard Test Method for Categorization
and Quantification of Airborne Fungal
Structures.

Field ID	13	Volume (L)		Debris Rating		Detection Limit		Outdoor Control	
Lab ID	260820022-013	150		3		44		x	
Location	Outside Control								
Fungal Spore Type		RawCount	Count/M3		%				
Alternaria		23	1022		6				
Ascospores		72	3200		20				
Aspergillus/Penicilium		21	933		6				
Basidiospores		100	4444		28				
Chaetomium					0				
Cladosporium		100	4444		28				
Curvularia		19	844		5				
Drechslera/Bipolaris group					0				
Hyphal Structures		2	89		1				
Miscellaneous/Unidentified		22	978		6				
Smuts/Myxomycetes					0				
Stachybotrys					0				
Ulocladium					0				
Total		359	15956		100				

Sampled: August 20, 2026

Received: August 20, 2026

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Batch: 260820022

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Glossary of Fungal Spores

Alternaria

Is a common outdoor and indoor mold. Alternaria is an indicator of moisture or chronic condensation. Alternaria species are known as major plant pathogens. They are also common allergens in humans, growing indoors and causing hay fever or hypersensitivity reactions that sometimes lead to asthma. They readily cause opportunistic infections in immunocompromised people such as AIDS patients. Causes hypersensitivity pneumonitis and bronchitis. Alternaria is regarded as the main cause of allergy and asthma in children aged 6-11 years. They are known to produce over 70 various mycotoxins.

Ascospore

An ascospore is a spore contained in an ascus or that is produced inside an ascus by a member of the Ascomycota phylum. Ascospores are formed under optimal condition and are often release when relative humidity is high. There are over 64,000 different species of fungus that produce ascospores.

Aspergillus/Penicillium

Are common outdoor and indoor mold. These spores are combined because the spores are so similar they cannot be reliably separated into their respective genera. Aspergillus species are common contaminants of starchy foods (such as bread and potatoes) and grow in or on many plants and trees. Some can cause infections in humans or other animals. Penicillium species are present in the air and dust of indoor environments, such a homes and public buildings. The fungus can be readily transported from the outdoors, and grow indoors using building material or accumulated soil to obtain nutrients for growth. Aspergillus/Penicillium are indicators of moisture or chronic condensation. They also show presence of significant amounts of toxigenic (toxin producers) and/or allergenic (causing allergenic reactions).

Basidiospores

A Basidiospore is a reproductive spore produced by Basidiomycete fungi, a grouping that includes mushrooms, shelf fungi, rusts, and smuts. These spores serve as the main air dispersal units for the fungi. The spores are released during periods of high humidity.

Chaetomium

Chaetomium is a genus of fungi in the chaetomiaceae family. It is a dark walled mold normally found in soil, air, cellulose and plant debris. It is an indicator of moisture or chronic condensation. They also show presence of significant amounts of toxigenic (toxin producers) and/or allergenic (causing allergenic reactions). Often found together with Stachybotrys.

Cladosporium

Cladosporium is a genus of fungi including some of the most common indoor and outdoor molds. Many species of Cladosporium are commonly found on living and dead plant material. Cladosporium spores are wind-dispersed and they are often extremely abundant in outdoor air. Indoors Cladosporium species may grow on surfaces when moisture is present. They also show presence of significant amounts of toxigenic (toxin producers) and/or allergenic (causing allergenic reactions).

Curvularia

Curvularia is a mold fungus which is a facultative pathogen of many plant species and common in soil and decaying plant matter. Curvularia can be a potential allergen to human beings, but usually don't pose a major health effect to healthy people. Curvularia is not known to produce any mycotoxins that can be harmful to people. Immunocompromised humans can develop adverse health issues due to exposure to Curvularia.

Drechslera/Bipolaris

Two genera of fungi having similar cylindrical spores. Drechslera is a genus of fungi. Many of the species in this genus are plant pathogens. Bipolaris is a common outdoor mold that thrives in decaying plant matter. Bipolaris is also known as a plant pathogen that grows on grasses. Although some people may have an allergy to Bipolaris, it normally doesn't have an adverse effect on humans. Bipolaris would potentially endanger people who are immunocompromised (having HIV or AIDS).

Hyphal Structure

A Hypha is a long, branching filamentous structure of fungus. In most fungi, hyphae are the main mode of vegetative growth, and are collective called a mycelium.

Miscellaneous/Unidentif

Fungal structure having characteristics inconsistent with all reported categories.

Smuts/Myxomycetes

The Smuts are multicellular fungi characterized by their large numbers of teliospores. The Smuts get their name from a Germanic word for dirt because of their dark, thick-walled, and dust-like teliospores. The Smuts are grouped with Myxomycetes because of their commonalities concerning sexual reproduction. Smuts are cereal and crop pathogens that most notably affect members of the grass family and sedges.

Stachybotrys

Stachybotrys is a genus of molds. Historically, it was considered closely related to the genus Memnoniella, because the spores are produced in slimy heads rather than in dry chains. A species is known as "black mold" and are frequently associated with poor indoor air quality that arises after fungal growth on water-damaged building materials. They also show presence of significant amounts of toxigenic (toxin producers) and/or allergenic (causing allergenic reactions). It has been implicated as cause of: asthma attacks, conjunctivitis, inflammation of the mucus membranes of the respiratory system and skin irritation.

Ulocladium

Ulocladium is a genus of fungi. Species of this genus contain both plant pathogens and food spoilage agents. Some members of the genus can invade homes and are a sign of moisture because the mold requires water to thrive. They can cause plant diseases or hay fever and more serious infections in immune-suppressed individuals. They also show presence of significant amounts of toxigenic (toxin producers) and/or allergenic (causing allergenic reactions).

Holly Drum
ECMS Inc.
288 Grove Street
#391
Braintree, MA 2184

Project Information
1206.017 Amherst
Pelham
170 Chestnut St.,
Amherst, MA

*Method: Based on ASTM D7391-09
Standard Test Method for Categorization
and Quantification of Airborne Fungal
Structures.*

References

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Centers for Disease Control and Prevention

ASTM International

MBL Mold and Bacteria Laboratories

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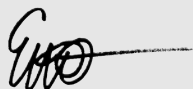
Sampled: August 20, 2026

Received: August 20, 2026

Analyzed: 08/21/2026

Report Date: August 24, 2026

Analyzed by:
Eleanor Roccio



Batch: 260820022

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Ulocladium

Two Day

Client: ECMS, Inc.		CHAIN OF CUSTODY - MOLD	
Address: 288 Grove St, #391, Braintree, MA 02184		SanAir Technologies Laboratory, Inc. 165 New Boston Street Suite 227 Woburn, MA 01801 (781) 932-9600 	
Project Site: 1206 017 Amherst Pelham 170 Chestnut St, Amherst, MA		Date Sampled: 08/20/2026 Prepped By: Date Analyzed: Batch No.:	
Contact: Holly Drum		Analyzed by:	
Phone: (508) 231-7015		Turnaround Time ☐ Less 3 Hrs ☐ Same Day ☐ Next Day ☐ Two Day ☐ Three Day	
Email: steve.weydt@ecmsinc.com / holly.drum@ecmsinc.com			
Relinquish by/date:			
Received by/date:			
# of Samples Received:			
Client Sample No.	05	06	07
Location	MONUMENTAL STAIRS	ART 1	INFO SYSTEMS
Volume in Liters	150	150	150
LAB USE ONLY: Data Review:		Microscope:	
Lab Sample ID	4	3	4
Debris Rating	655	001	007
Fungal Spores Identified	Raw Count/Fungal Load	Raw Count/Fungal Load	Raw Count/Fungal Load
Alternaria	17	22	8
Ascospores	4	6	5
Aspergillus/Penicillium	100	78	49
Basidiospores	2	2	7
Chaetomium	2	2	3
Cladosporium	3	1	6
Curvularia	8	2	9
Drechslera/Bipolaris group	1	1	2
Hyphal Structures	1	1	2
Miscellaneous/Unidentified	1	1	2
Smuts/Myxomycetes	1	1	2
Stachybotrys	1	1	2
Ulocladium	1	1	2
Stain Lot:		08	
KITCHEN		150	

Report Created by:

Report Typed by:

Report Authorized by:

Report Sent by:

Comments:

Client: ECMS, Inc. Address: 288 Grove St, #391, Braintree, MA 02184 Project Site: 1206.017 Amherst Pelham 170 Chestnut St, Amherst, MA Contact: Holly Drum Phone: (508) 231-7015 Email: steve.weydt@ecmsinc.com/holly.drum@ecmsinc.com Relinquish by/date: Received by/date: # of Samples Received:		CHAIN OF CUSTODY - MOLD SanAir Technologies Laboratory, Inc. 165 New Boston Street Suite 227 Woburn, MA 01801 (781) 932-9600 	
Client Sample No. 09 Location Hall By Court 2 Volume in Liters 150		Date Sampled: 08/20/2026 Prepped By: Date Analyzed: Batch No.:	
LAB USE ONLY: Data Review:		QC Review:	
Microscope:		Stain Lot:	
Lab Sample ID			
Debris Rating	4	3	4
Fungal Spores Identified	Raw Count/Fungal Load	Raw Count/Fungal Load	Raw Count/Fungal Load
Alternaria	8	26	64
Ascospores	6	15	18
Aspergillus/Penicillium	35	100	100
Basidiospores	3	35	14
Chaetomium	1	2	1
Cladosporium	1	1	1
Drechslera/Bipolaris group	6	4	6
Hyphal Structures	15	2	5
Miscellaneous/Unidentified			
Smuts/Myxomycetes			
Stachybotrys			
Ulocladium			

Type
☒ Spore Trap
☐ Direct Read
Turnaround Time
☐ Less 3 Hrs
☐ Same Day
☐ Next Day
☐ Two Day
☐ Three Day

Report Created by:

Report Typed by:

Report Authorized by:

Report Sent by:

Comments:

Client: ECMS, Inc.		CHAIN OF CUSTODY - MOLD SanAir Technologies Laboratory, Inc. 165 New Boston Street Suite 227 Woburn, MA 01801 (781) 932-9600 	
Address: 288 Grove St, #391, Braintree, MA 02184			
Project Site: 1206 017 Amherst Pelham 170 Chestnut St, Amherst, MA		Date Sampled: 08/20/2026 Prepped By: _____ Analyzed by: _____ Date Analyzed: _____ Batch No.: _____	
Contact: Holly Drum			
Phone: (508) 231-7015		Turnaround Time ☐ Less 3 Hrs ☐ Same Day ☐ Next Day ☐ Two Day ☐ Three Day	
Email: steve.weydt@ecmsinc.com holly.drum@ecmsinc.com			
Received by/date:			
# of Samples Received:			
Client Sample No.	13		
Location	Outside Control		
Volume in Liters	150		
LAB USE ONLY: Data Review: _____ QC Review: _____ Microscope: _____ Stain Lot: _____			
Lab Sample ID	3	613	
Debris Rating			
Fungal Spores Identified	Raw Count/Fungal Load	Raw Count/Fungal Load	Raw Count/Fungal Load
Alternaria	23		
Ascospores	21		
Aspergillus/Penicillium	100		
Basidiospores	100		
Chaetomium	100		
Cladosporium	19		
Curvularia	2		
Drechslera/Bipolaris group	22		
Hyphal Structures			
Miscellaneous/Unidentified			
Smuts/Myxomycetes			
Stachybotrys			
Ulocladium			

Report Created by:

Report Typed by:

Report Authorized by:

Report Sent by:

Comments:

ATTACHMENT B
AIR QUALITY INDEX BASICS

What is the U.S. Air Quality Index (AQI)?

The U.S. AQI is EPA's index for reporting air quality.

How does the AQI work?

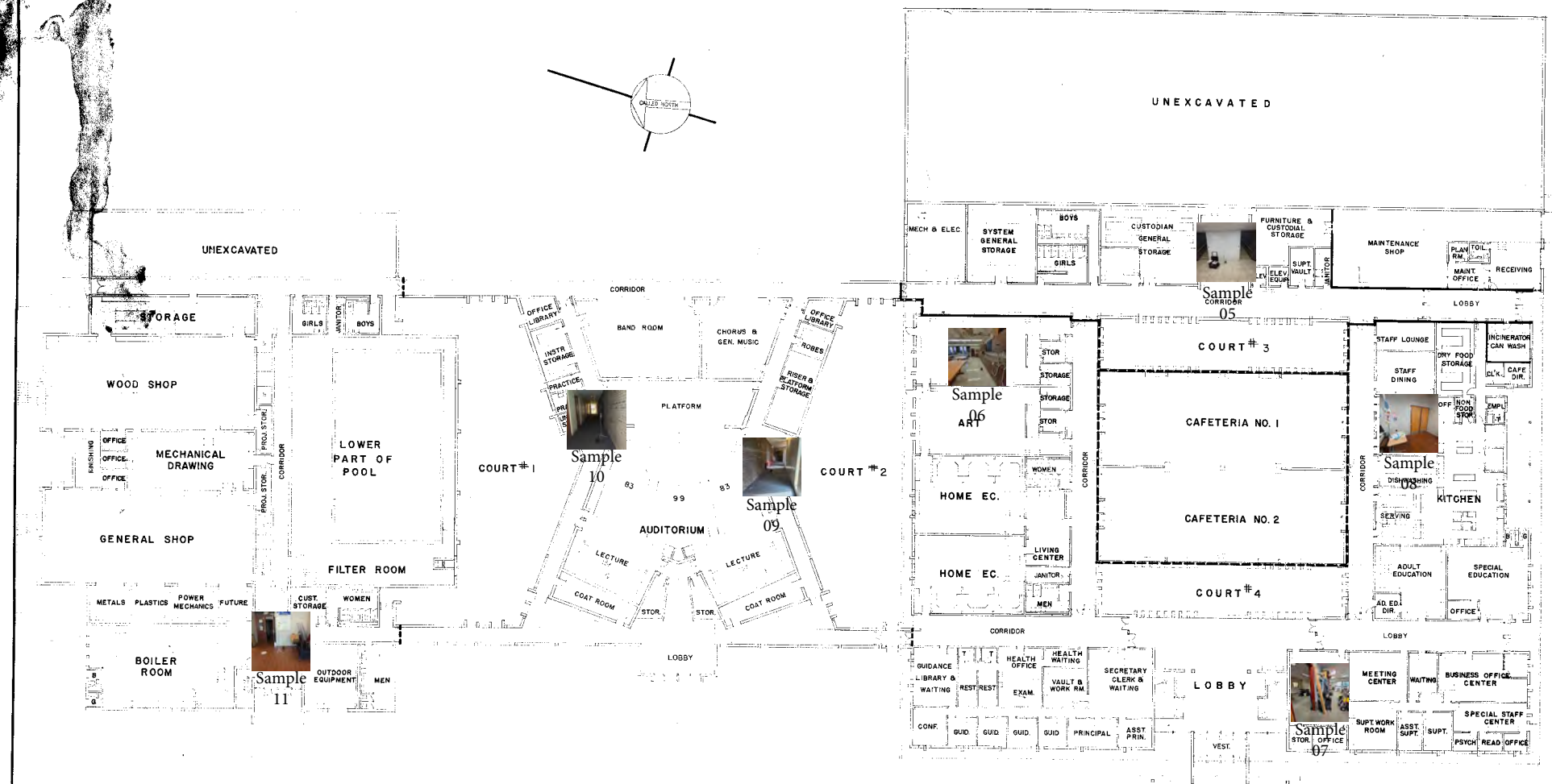
Think of the AQI as a yardstick that runs from 0 to 500. The higher the AQI value, the greater the level of air pollution and the greater the health concern. For example, an AQI value of 50 or below represents good air quality, while an AQI value over 300 represents hazardous air quality.

For each pollutant an AQI value of 100 generally corresponds to an ambient air concentration that equals the level of the short-term national ambient air quality standard for protection of public health. AQI values at or below 100 are generally thought of as satisfactory. When AQI values are above 100, air quality is unhealthy: at first for certain sensitive groups of people, then for everyone as AQI values get higher.

The AQI is divided into six categories. Each category corresponds to a different level of health concern. Each category also has a specific color. The color makes it easy for people to quickly determine whether air quality is reaching unhealthy levels in their communities.

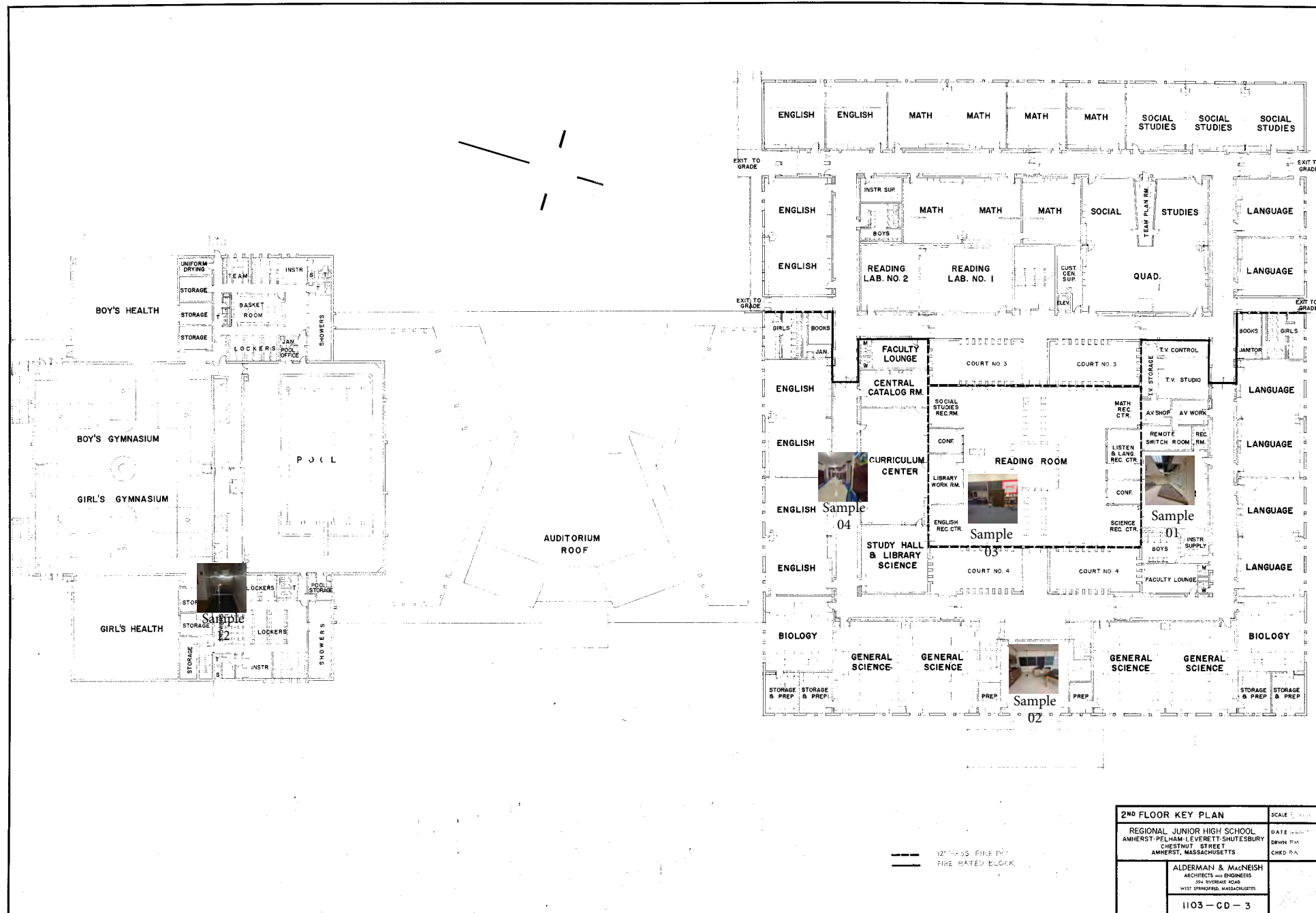
AQI Basics for Ozone and Particle Pollution			
Daily AQI Color	Levels of Concern	Values of Index	Description of Air Quality
Green	Good	0 to 50	Air quality is satisfactory, and air pollution poses little or no risk.
Yellow	Moderate	51 to 100	Air quality is acceptable. However, there may be a risk for some people, particularly those who are unusually sensitive to air pollution.
Orange	Unhealthy for Sensitive Groups	101 to 150	Members of sensitive groups may experience health effects. The general public is less likely to be affected.
Red	Unhealthy	151 to 200	Some members of the general public may experience health effects; members of sensitive groups may experience more serious health effects.
Purple	Very Unhealthy	201 to 300	Health alert: The risk of health effects is increased for everyone.
Maroon	Hazardous	301 and higher	Health warning of emergency conditions: everyone is more likely to be affected.

ATTACHMENT C
SAMPLE LOCATION FLOOR PLAN & PHOTOS



--- 12" MASS FIRE DIV
 --- FIRE RATED BLOCK

FIRST FLOOR KEY PLAN		SCALE - 1/8" = 1'-0"
REGIONAL JUNIOR HIGH SCHOOL AMHERST-PELHAM-LEVERETT-SHUTESBURY CHESTNUT STREET AMHERST, MASSACHUSETTS		DATE 11-13-87 DRAWN RDM CHECK PJA
ALDERMAN & MacNEISH ARCHITECTS AND ENGINEERS 304 FERRIS ROAD WEST SPRINGFIELD, MASSACHUSETTS		
1103 - CD - 2		



ATTACHMENT D
RECOMMENDATIONS

C22-A (Debris Rating: 3 — Moderate)

Goal: Maintain clean surfaces and minimize accumulation of dust and outdoor-derived fungal spores.

Action Steps

1. Vacuum and damp-wipe accessible horizontal surfaces, ledges, furniture, and floor areas to reduce accumulated dust and particulate matter.
2. Pay particular attention to areas around exterior doors, windows, and HVAC supply/return locations where outdoor particulate matter may accumulate.
3. Maintain normal ventilation and air exchange within the area.
4. Inspect accessible areas for evidence of moisture intrusion, condensation, or damp materials.
5. Maintain indoor relative humidity at approximately 30–60% where practical.
6. Continue routine housekeeping and avoid unnecessary accumulation of porous materials or stored items that can collect dust.

The sample contained primarily Basidiospores (4,311 spores/m³), with lesser concentrations of Ascospores, Cladosporium, and Aspergillus/Penicillium. No Chaetomium, Stachybotrys, or Alternaria was detected.

Library (Debris Rating: 3 — Moderate)

Goal: Reduce dust accumulation and maintain appropriate environmental conditions in an occupied library/storage environment.

Action Steps

Thoroughly vacuum floors, carpeting, shelving, and other accessible surfaces using appropriate HEPA-filtered equipment where available.

1. Damp-wipe shelving and other horizontal surfaces to remove settled particulate matter.
2. Inspect areas behind and beneath shelving for accumulated dust and evidence of moisture.
3. Avoid storing materials directly against exterior walls where condensation could occur.
4. Maintain adequate air circulation around shelving and stored materials.
5. Monitor the area for elevated humidity, condensation, or water intrusion.
6. Maintain routine HVAC filter replacement and system maintenance.

The Library had **844 spores/m³ of Aspergillus/Penicillium**, the highest indoor concentration of that category, but this remained below the outdoor control concentration of 933 spores/m³. No Chaetomium, Stachybotrys, or Ulocladium was detected.

C27 (Debris Rating: 3 — Moderate)

Goal: Maintain good housekeeping and minimize dust and fungal particulate accumulation.

Action Steps

1. HEPA vacuum or otherwise thoroughly clean accessible floors and horizontal surfaces.
2. Damp-wipe frequently contacted and dust-collecting surfaces.
3. Inspect the perimeter of the room for condensation, water staining, or deteriorated materials.
4. Maintain adequate ventilation and air circulation.
5. Avoid excessive storage that restricts airflow against walls or around HVAC equipment.
6. Maintain indoor relative humidity within the recommended range where practical.

The predominant fungal type was Basidiospores at 4,267 spores/m³.

Aspergillus/Penicillium was 444 spores/m³, while no Chaetomium, Stachybotrys, Ulocladium, or Alternaria was detected.

Hall Outside of C5-A (Debris Rating: 3 — Moderate)

Goal: Reduce accumulated particulate matter in a high-traffic area and maintain adequate air exchange.

Action Steps

1. Thoroughly vacuum flooring and other accessible surfaces, particularly along wall edges and corners.
2. Damp-wipe horizontal surfaces and ledges where dust accumulates.
3. Inspect nearby walls, ceilings, and flooring for evidence of water intrusion or condensation.
4. Maintain adequate HVAC operation and air circulation.
5. Clean HVAC grilles and return-air surfaces as needed.
6. Continue routine cleaning of this high-traffic area.

The sample contained 7,511 spores/m³, predominantly Basidiospores and Ascospores. No Chaetomium, Stachybotrys, or Ulocladium was detected.

Monumental Stairs — 1st Floor (Debris Rating: 4 — High)

Goal: Reduce substantial particulate accumulation and improve cleanliness in this high-traffic area.

Action Steps

1. Perform a thorough HEPA vacuuming of stair treads, landings, edges, corners, and adjacent surfaces.
2. Damp-clean accessible horizontal surfaces and ledges.
3. Remove accumulated dust and debris from difficult-to-clean areas along stair edges and wall junctions.
4. Inspect adjacent walls, ceilings, and flooring for moisture intrusion or condensation.
5. Improve routine cleaning frequency if substantial particulate accumulation recurs.
6. Maintain adequate air circulation throughout the stairwell.
7. Because the sample had a **Debris Rating of 4**, consider repeat sampling after cleaning if quantitative fungal comparison is important.

The sample contained 6,000 spores/m³, with Basidiospores accounting for approximately 74%. The laboratory notes that samples with debris ratings of 4 or higher may be undercounted because particulate debris can obscure fungal structures.

Info Systems (Debris Rating: 4 — High)

Goal: Reduce substantial settled particulate matter while protecting electronic equipment and maintaining appropriate environmental conditions.

Action Steps

1. Thoroughly clean accessible floors and surfaces using methods appropriate for electronic equipment.
2. HEPA vacuum accessible areas around and beneath equipment where feasible.
3. Avoid disturbing dust directly onto electronic equipment during cleaning.
4. Inspect the room perimeter and areas around HVAC equipment for moisture or condensation.
5. Maintain adequate ventilation and air circulation.
6. Maintain HVAC filtration and service schedules.
7. Consider repeat sampling following thorough cleaning if confirmation of airborne conditions is desired because of the elevated debris rating.

This was the **lowest indoor total concentration**, at 3,867 spores/m³. No Chaetomium, Stachybotrys, Ulocladium, or Alternaria was detected.

Art 1 (Debris Rating: 3 — Moderate)

Goal: Minimize dust accumulation and address potential localized moisture conditions.

Action Steps

1. Thoroughly vacuum and damp-clean accessible surfaces.
2. Pay particular attention to areas where artwork, stored materials, or furnishings may restrict airflow.
3. Inspect walls, ceilings, flooring, and stored materials for evidence of moisture or condensation.
4. Maintain adequate air circulation around stored artwork and materials.
5. Avoid storing porous materials directly against potentially cold exterior walls.
6. Monitor the area for elevated humidity.
7. If evidence of moisture is identified, correct the moisture source and evaluate any affected porous materials.

Ulocladium was detected at **44 spores/m³**, representing approximately 1% of the sample. No Chaetomium or Stachybotrys was detected.

Kitchen (Debris Rating: 3 — Moderate)

Goal: Control dust, cooking-related moisture, and condensation potential.

Action Steps

1. Thoroughly clean floors, cabinets, countertops, and other accessible surfaces.
2. Clean areas beneath and behind appliances where dust and debris may accumulate.
3. Maintain and use exhaust ventilation during cooking and for an appropriate period afterward.
4. Inspect areas around sinks, plumbing connections, dishwashers, refrigerators, and other water sources for leakage.
5. Promptly repair plumbing leaks or other moisture sources.
6. Maintain adequate air circulation.
7. Monitor for condensation around windows, exterior walls, and plumbing fixtures.
8. Maintain indoor relative humidity within the recommended range where practical.

The sample contained 5,289 spores/m³, primarily Basidiospores and Ascospores. No moisture-associated Chaetomium, Stachybotrys, or Ulocladium was detected.

Hall by Court 2 (Debris Rating: 4 — High)

Goal: Reduce accumulated **particulate** matter and improve routine cleaning effectiveness.

Action Steps

1. Thoroughly HEPA vacuum flooring, corners, wall edges, and other accessible areas.
2. Damp-wipe horizontal surfaces and ledges.
3. Increase cleaning frequency if dust accumulation is recurring.
4. Inspect nearby walls and ceilings for water staining, condensation, or other moisture indicators.
5. Maintain adequate HVAC operation and air circulation.
6. Consider repeat air sampling after cleaning if confirmation of the airborne condition is desired because of the elevated debris rating.

This location had the **lowest total fungal concentration among the samples with a Debris Rating of 4**, at 3,289 spores/m³. No Chaetomium, Stachybotrys, or Ulocladium was detected.

Gym Lobby — 1st Floor (Debris Rating: 4 — High)

Goal: Reduce substantial particulate accumulation and evaluate the area for localized moisture or ventilation conditions.

Action Steps

1. Perform thorough HEPA vacuuming of flooring, corners, wall edges, seating areas, and other accessible surfaces.
2. Damp-clean horizontal surfaces and other dust-collecting areas.
3. Increase routine cleaning frequency in this high-traffic area as needed.
4. Inspect the area for water intrusion, condensation, or other moisture sources, particularly around exterior walls, doors, windows, and HVAC components.
5. Verify that HVAC systems are operating properly and providing adequate air exchange.
6. Inspect and service HVAC filters and accessible return-air components as appropriate.
7. Maintain indoor relative humidity within the recommended range.
8. Because this location had the **highest indoor fungal concentration (11,733 spores/m³)** and a Debris Rating of 4, consider follow-up sampling after cleaning if further evaluation is warranted.

Although this was the highest indoor concentration, it remained **below the outdoor control concentration of 15,956 spores/m³**. The sample contained low-level Stachybotrys (44 spores/m³), but no Chaetomium or Ulocladium.

Hall by Court 1 (Debris Rating: 3 — Moderate)

Goal: Maintain cleanliness while investigating the isolated detection of *Stachybotrys* for a potential localized moisture source.

Action Steps

1. Thoroughly vacuum and damp-clean accessible surfaces.
2. Inspect adjacent walls, ceilings, flooring, and concealed areas accessible without destructive investigation for evidence of water intrusion or moisture damage.
3. Pay particular attention to plumbing, roof/exterior-wall interfaces, and areas subject to condensation.
4. Investigate and correct any identified moisture source.
5. Remove and appropriately address water-damaged porous materials if present.
6. Maintain adequate ventilation and air circulation.
7. Consider follow-up sampling if a moisture source or visible fungal growth is identified and remediated.

The sample contained **89 spores/m³ of *Stachybotrys***, approximately 1% of the total. No *Chaetomium* or *Ulocladium* was detected. The total airborne concentration was 6,622 spores/m³, which was below the outdoor control.

Gym Stairs — 2nd Floor (Debris Rating: 3 — Moderate)

Goal: Reduce dust accumulation in this high-traffic area and maintain adequate ventilation.

Action Steps

1. Thoroughly vacuum stair treads, landings, corners, and wall edges.
2. Damp-clean accessible ledges and horizontal surfaces.
3. Inspect the stairwell for condensation, water staining, or other evidence of moisture intrusion.
4. Maintain adequate air circulation through the stairwell.
5. Clean HVAC grilles and adjacent surfaces as necessary.
6. Continue routine housekeeping to prevent accumulation of dust and particulate matter.

The total concentration was 6,933 spores/m³, dominated by Basidiospores at 4,444 spores/m³. No *Chaetomium*, *Stachybotrys*, or *Ulocladium* was detected.