



288 Grove Street, #391
Braintree, Massachusetts 02184

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

August 25, 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 Mr. Bliven:

On August 24, 2026 *Environmental & Construction Management Services, Inc. (ECMS)* conducted a second visual inspection and indoor air quality assessment at Pelham Amherst Regional Middle School, 170 Chestnut Street, Amherst, Massachusetts. Results of the initial assessment are contained in a letter dated August 24, 2026. These activities were completed by *ECMS* pursuant to a request by *Turowski2 Architecture, Inc.* after a 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

There are no generally applicable federal or Massachusetts regulatory standards establishing acceptable indoor airborne mold concentrations. Comparison of indoor and outdoor fungal concentrations is commonly used as an interpretive tool; however, results should also be evaluated in conjunction with fungal types identified, field observations, moisture conditions, building history, and sampling limitations.

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 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). 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 DME. 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.

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 24, 2026

Field ID	Test Location	Debris Rating (1-5) **	Total Fungal Structures (Count/m ³)	Type of Mold Identified
01	C22-A	2	6400	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
02	C27	3	11644	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Curvularia, Hyphal Structures, Miscellaneous/Unidentified
03	Library	3	2400	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures
04	Hall outside of C5-A	4	12844	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified, Smuts/Myxomycetes
05	Monumental Stairs 1 st Floor	5	13822	Alternaria, Ascospores, Aspergillus/Penicilium, Basidiospores, Chaetomium, Cladosporium, Curvularia, Hyphal Structures, Miscellaneous/Unidentified
06	Art-1	3	11378	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
07	Info Systems	4	12622	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Curvularia, Hyphal Structures, Miscellaneous/Unidentified, Smuts/Myxomycetes, Stachybotrys, Ulocladium

TABLE 1
SUMMARY OF AIR SAMPLE RESULTS
PELHAM AMHERST REGIONAL MIDDLE SCHOOL
170 CHESTNUT STREET
AMHERST, MASSACHUSETTS
AUGUST 24, 2026

Field ID	Test Location	Debris Rating (1-5) **	Total Fungal Structures (Count/m³)	Type of Mold Identified
08	Kitchen	3	10622	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
09	Hall by Court 2	3	8711	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
10	Hall by Court 1	5	16844	Alternaria, Ascospores, Aspergillus/Penicilium, Basidiospores, Chaetomium, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified, Stachybotrys
11	Gym Lobby	4	12800	Alternaria, Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Curvularia, Hyphal Structures, Miscellaneous/Unidentified, Smuts/Myxomycetes
12	Gym 2 nd Floor by Stairs	3	7778	Ascospores, Aspergillus/Penicilium, Basidiospores, Cladosporium, Hyphal Structures, Miscellaneous/Unidentified
13	Outside Control	3	13867	Alternaria, Ascospores, Basidiospores, Cladosporium, Curvularia, Miscellaneous/Unidentified, Smuts/Myxomycetes

Indoor Air Quality Test Results

TABLE 2 SUMMARY OF IAQ RESULTS PELHAM AMHERST REGIONAL MIDDLE SCHOOL 170 CHESTNUT STREET AMHERST, MASSACHUSETTS AUGUST 24, 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	404	73	67.0	0.0	0.087	002	1	Closed	Yes	Yes
C27	415	75	73.7	0.0	0.111	003	1	Closed	Yes	Yes
Library	395	72	69.0	0.0	0.132	002	1	Closed	Yes	Yes
Hall outside of C5-A	401	73	68.0	0.0	0.086	003	1	Closed	Yes	Yes
Monumental Stairs 1 st Floor	378	73	68.2	0.0	0.074	007	1	Closed	Yes	Yes
Art-1	376	72	65.5	0.0	0.102	004	1	Closed	Yes	Yes
Info Systems	526	73	61.2	0.0	0.109	003	3	Closed	Yes	Yes
Kitchen	365	75	70.3	0.0	0.077	008	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 24, 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	374	74	64.7	0.0	0.082	011	1	N/A	Yes	Yes
Hall by Court 1	368	73	67.6	0.0	0.071	009	1	N/A	Yes	Yes
Gym Lobby	455	77	53.9	0.0	0.087	004	1	N/A	Yes	Yes
Gym 2 nd Floor by Stairs	432	79	57	0.0	0.070	003	1	N/A	Yes	Yes
Outside Control	399	64	92.8	0.0	0.00	004	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 016 (GOOD).

The reported AQI for Amherst, Massachusetts on August 24, 2026 at 0800 (based on EPA reported numbers at www.airnow.gov) was 024 (GOOD).

SUMMARY AND RECOMMENDATIONS

Summary

Building operating conditions also differed between the two sampling events. During the August 20 assessment, the HVAC system was off and contractor fans had been operating during the preceding days but were turned off during sampling. During the August 24 assessment, contractor fans, HEPA units, and air scrubbers were operating during sampling. These differences may have influenced airborne particulate and fungal concentrations.

Mold Air

Indoor airborne fungal concentrations ranged from 2,400 to 16,844 spores/m³, compared with an outdoor control concentration of 13,867 spores/m³. Most indoor concentrations were below the outdoor control; however, the Hall by Court 1 sample exceeded the outdoor control and contained *Chaetomium* and *Stachybotrys* in conjunction with elevated *Aspergillus*/*Penicillium* and hyphal structures. Monumental Stairs and Info Systems also contained low concentrations of moisture associated fungal types. Several samples had elevated debris ratings of 4 or 5, which may result in undercounting. The results support targeted investigation of Hall by Court 1 and other locations where moisture associated fungal structures were detected, with emphasis on identifying and correcting moisture sources and evaluating potentially affected building materials. The results do not, by themselves, establish the extent of fungal growth or identify the specific source of airborne fungal structures.

Comparison of the August 20 and August 24 sampling events demonstrates substantial variability in airborne fungal concentrations at several locations. Short-term variation is expected with direct microscopic spore-trap sampling and may result from differences in environmental conditions, occupant activity, ventilation, cleaning, and particulate disturbance. In addition, building operating conditions differed between the two sampling events. During the August 20 assessment, contractor fans and HEPA negative-air machines had been operating during the preceding days but were turned off during sampling, whereas contractor fans, HEPA units, and air scrubbers were operating during the August 24 assessment. These differences may have influenced airborne particulate and fungal concentrations. Accordingly, the changes should not be interpreted as demonstrating a specific percentage increase in fungal burden between the two sampling dates.

The increased concentrations at Hall by Court 1 are of particular interest because the August 24 sample exceeded the outdoor control and contained *Chaetomium* and *Stachybotrys* in addition to elevated hyphal structures and *Aspergillus*/*Penicillium*. This finding warrants targeted evaluation of the area for current or historical moisture intrusion and water-damaged materials.

IAQ Parameters

The calculated particulate-based AQI was within the EPA 'Good' range. This index does not evaluate fungal conditions, relative humidity, moisture intrusion, or other building-specific IAQ factors. Carbon dioxide concentrations were within the stated preferred range in all indoor sampling locations. Temperature readings were within the stated acceptable range.

Relative humidity exceeded the stated 40–60% comfort guideline in 10 of 12 indoor sampling locations, with measured values ranging from 61.2% to 73.7%. Elevated humidity should be addressed, where practicable, through appropriate moisture-source investigation, ventilation, and humidity control, particularly in areas with documented water damage or elevated fungal findings.

The elevated indoor relative humidity measured during the August 24 assessment provides an additional environmental factor that should be considered when evaluating the observed variability in airborne fungal concentrations. Sustained elevated humidity can contribute to moisture accumulation and may support fungal growth on susceptible materials.

Carbon monoxide was not detected. TVOCs and PM2.5 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.

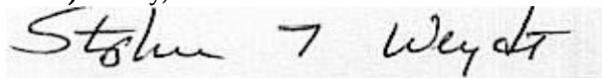
If you have any questions, please contact us at (617) 338-2121.

Sincerely,

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



Holly C. Drum
Environmental Scientist



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 E – Location Percent Change

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: 260824034

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

Project Information
1206.017

Amherst Pelham, 170
Chestnut St., Amherst,
MA 01002

*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 24, 2026

Received: August 24, 2026

Analyzed: 08/25/2026

Report Date: August 25, 2026

Analyzed by:
Eleanor Roccio

Batch: 260824034

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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	01	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-001	150	2	44	
Location	C22-A				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	26	1156	18		
Aspergillus/Penicillium	2	89	1		
Basidiospores	100	4444	69		
Chaetomium			0		
Cladosporium	11	489	8		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	3	133	2		
Miscellaneous/Unidentified	2	89	1		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	144	6400	100		

Field ID	02	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-002	150	3	44	
Location	C27				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	94	4178	36		
Aspergillus/Penicillium	25	1111	10		
Basidiospores	100	4444	38		
Chaetomium			0		
Cladosporium	32	1422	12		
Curvularia	1	44	0		
Drechslera/Bipolaris group			0		
Hyphal Structures	6	267	2		
Miscellaneous/Unidentified	4	178	2		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	262	11644	100		

Field ID	03	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-003	150	3	44	
Location	Library				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	36	1600	67		
Aspergillus/Penicillium	2	89	4		
Basidiospores	13	578	24		
Chaetomium			0		
Cladosporium	1	44	2		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	2	89	4		
Miscellaneous/Unidentified			0		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	54	2400	100		

Field ID	04	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-004	150	4	44	
Location	Hall by C5-A				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	100	4444	35		
Aspergillus/Penicillium	23	1022	8		
Basidiospores	100	4444	35		
Chaetomium			0		
Cladosporium	46	2044	16		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	5	222	2		
Miscellaneous/Unidentified	14	622	5		
Smuts/Myxomycetes	1	44	0		
Stachybotrys			0		
Ulocladium			0		
Total	289	12844	100		

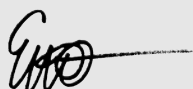
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Eleanor Roccio



Batch: 260824034

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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 01002

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

Field ID	05	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-005	150	5	44	
Location	Monumental Stairs				
Fungal Spore Type		RawCount	Count/M3	%	
Alternaria		1	44	0	
Ascospores		100	4444	32	
Aspergillus/Penicillium		54	2400	17	
Basidiospores		100	4444	32	
Chaetomium		1	44	0	
Cladosporium		9	400	3	
Curvularia		1	44	0	
Drechslera/Bipolaris group				0	
Hyphal Structures		12	533	4	
Miscellaneous/Unidentified		33	1467	11	
Smuts/Myxomycetes				0	
Stachybotrys				0	
Ulocladium				0	
Total		311	13822	100	

Field ID	06	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-006	150	3	44	
Location	Art - 1				
Fungal Spore Type		RawCount	Count/M3	%	
Alternaria				0	
Ascospores		100	4444	39	
Aspergillus/Penicillium		32	1422	13	
Basidiospores		100	4444	39	
Chaetomium				0	
Cladosporium		12	533	5	
Curvularia				0	
Drechslera/Bipolaris group				0	
Hyphal Structures		6	267	2	
Miscellaneous/Unidentified		6	267	2	
Smuts/Myxomycetes				0	
Stachybotrys				0	
Ulocladium				0	
Total		256	11378	100	

Field ID	07	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-007	150	4	44	
Location	Info Systems				
Fungal Spore Type		RawCount	Count/M3	%	
Alternaria				0	
Ascospores		100	4444	35	
Aspergillus/Penicillium		25	1111	9	
Basidiospores		100	4444	35	
Chaetomium				0	
Cladosporium		18	800	6	
Curvularia		2	89	1	
Drechslera/Bipolaris group				0	
Hyphal Structures		15	667	5	
Miscellaneous/Unidentified		19	844	7	
Smuts/Myxomycetes		3	133	1	
Stachybotrys		1	44	0	
Ulocladium		1	44	0	
Total		284	12622	100	

Field ID	08	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-008	150	3	44	
Location	Kitchen				
Fungal Spore Type		RawCount	Count/M3	%	
Alternaria				0	
Ascospores		100	4444	42	
Aspergillus/Penicillium		26	1156	11	
Basidiospores		100	4444	42	
Chaetomium				0	
Cladosporium		6	267	3	
Curvularia				0	
Drechslera/Bipolaris group				0	
Hyphal Structures		2	89	1	
Miscellaneous/Unidentified		5	222	2	
Smuts/Myxomycetes				0	
Stachybotrys				0	
Ulocladium				0	
Total		239	10622	100	

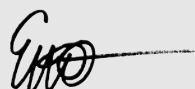
Sampled: August 24, 2026

Received: August 24, 2026

Analyzed: 08/25/2026

Report Date: August 25, 2026

Analyzed by:
Eleanor Roccio



Batch: 260824034

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Field ID	09	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-009	150	3	44	
Location	Hall by Court 2				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	32	1422	16		
Aspergillus/Penicillium	21	933	11		
Basidiospores	100	4444	51		
Chaetomium			0		
Cladosporium	30	1333	15		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	8	356	4		
Miscellaneous/Unidentified	5	222	3		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	196	8711	100		

Field ID	10	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-010	150	5	44	
Location	Hall by Court 1				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	100	4444	26		
Aspergillus/Penicillium	59	2622	16		
Basidiospores	100	4444	26		
Chaetomium	3	133	1		
Cladosporium	41	1822	11		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	40	1778	11		
Miscellaneous/Unidentified	28	1244	7		
Smuts/Myxomycetes	1	44	0		
Stachybotrys	7	311	2		
Ulocladium			0		
Total	379	16844	100		

Field ID	11	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-011	150	4	44	
Location	Gym Lobby				
Fungal Spore Type	RawCount	Count/M3			
Alternaria	1	44	0		
Ascospores	100	4444	35		
Aspergillus/Penicillium	22	978	8		
Basidiospores	100	4444	35		
Chaetomium			0		
Cladosporium	11	489	4		
Curvularia	2	89	1		
Drechslera/Bipolaris group			0		
Hyphal Structures	12	533	4		
Miscellaneous/Unidentified	38	1689	13		
Smuts/Myxomycetes	2	89	1		
Stachybotrys			0		
Ulocladium			0		
Total	288	12800	100		

Field ID	12	Volume (L)	Debris Rating	Detection Limit	Outdoor Control
Lab ID	260824034-012	150	3	44	
Location	Gym 2nd Floor by Stairs				
Fungal Spore Type	RawCount	Count/M3			
Alternaria			0		
Ascospores	35	1556	20		
Aspergillus/Penicillium	13	578	7		
Basidiospores	100	4444	57		
Chaetomium			0		
Cladosporium	5	222	3		
Curvularia			0		
Drechslera/Bipolaris group			0		
Hyphal Structures	7	311	4		
Miscellaneous/Unidentified	15	667	9		
Smuts/Myxomycetes			0		
Stachybotrys			0		
Ulocladium			0		
Total	175	7778	100		

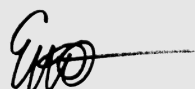
Sampled: August 24, 2026

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Eleanor Roccio



Batch: 260824034

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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 01002

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	260824034-013	150		3		44		x	
Location	Outside Control								
Fungal Spore Type		RawCount	Count/M3		%				
Alternaria		2	89		1				
Ascospores		100	4444		32				
Aspergillus/Penicillium					0				
Basidiospores		100	4444		32				
Chaetomium					0				
Cladosporium		100	4444		32				
Curvularia		1	44		0				
Drechslera/Bipolaris group					0				
Hyphal Structures					0				
Miscellaneous/Unidentified		5	222		2				
Smuts/Myxomycetes		4	178		1				
Stachybotrys					0				
Ulocladium					0				
Total		312	13867		100				

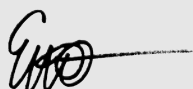
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Analyzed: 08/25/2026

Report Date: August 25, 2026

Analyzed by:
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Batch: 260824034

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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 01002*

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

References

The Air Spora by Maureen E. Lacey and Jonathan S. West

Centers for Disease Control and Prevention

ASTM International

MBL Mold and Bacteria Laboratories

Bassett, I.J., C.W. Crompton, and J.A. Parmelee. 1978. An atlas of airborne pollen grains and common fungus spores of Canada. Canada Department of Agriculture Monograph 18: 1-321.

Sampled: August 24, 2026

Received: August 24, 2026

Analyzed: 08/25/2026

Report Date: August 25, 2026

Analyzed by:
Eleanor Roccio



Batch: 260824034

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Client: ECMS, Inc. Address: 288 Grove St, #391, Braintree, MA 02184 Project Site: 1206 - 017 Amherst <u>Bolham 170 Chestnut St. Amherst, MA 01002</u> Contact: Holly Drum Phone: (508) 231-7015 Email: weydt@ecmsinc.com / holly.drum@ecmsinc.com Relinquish by/date: <u>1008/08/24/2026</u> Received by/date: <u>1008/08/24/2026</u> # of Samples Received: <u>13</u>		CHAIN OF CUSTODY - MOLD SanAir Technologies Laboratory, Inc. 165 New Boston Street Suite 227 Woburn, MA 01801 (781) 932-9600 	
Date Sampled: <u>08/24/2026</u> Prepped By: <u>[Signature]</u> Date Analyzed: <u>August 25, 2026</u> Batch No.: <u>200824634</u>		Analyzed by: <u>[Signature]</u> Turnaround Time ☐ Less 3 Hrs ☒ Same Day ☒ Next Day ☐ Two Day ☐ Three Day	
Client Sample No. 01	Location C22-A	02 C27	03 Library
Volume in Liters 150	150	150	150
LAB USE ONLY: Data Review: <u>2025/12/06</u> QC Review: <u>11/1</u> Microscope: <u>22914</u> Stain Lot: <u>2646000001</u>			
Lab Sample ID Debris Rating	<u>001</u> 2	<u>002</u> 3	<u>003</u> 3
Fungal Spores Identified	Raw Count/Fungal Load	Raw Count/Fungal Load	Raw Count/Fungal Load
Alternaria			
Ascospores	26	94	36
Aspergillus/Penicillium	2	25	2
Basidiospores	100	100	13
Chaetomium			
Cladosporium	11	32	1
Curvularia		1	
Drechslera/Bipolaris group			
Hyphal Structures	3	6	2
Miscellaneous/Unidentified	2	4	
Smuts/Myxomycetes			
Stachybotrys			
Ulocladium			

Report Created by: [Signature]

Report Typed by: [Signature]

Report Authorized by:

Report Sent by:

Comments:

[Signature]

[Signature]

DUE BY:
AUG 25 2026

Client: ECMS, Inc.		CHAIN OF CUSTODY - MOLD		Type ☒ Spore Trap ☐ Direct Read	
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 01002		Date Sampled: 08/24/2026		Turnaround Time ☐ Less 3 Hrs ☐ Same Day ☐ Next Day ☐ Two Day ☐ Three Day	
Contact: Holly Drum		Prepped By:		Analyzed by:	
Phone: (508) 231-7015		Date Analyzed:		Batch No.:	
Email: steve.veydt@ecmsinc.com / holly.drum@ecmsinc.com					
Relinquish by/date:					
Received by/date:					
# of Samples Received:					
Client Sample No.	05	06	07	08	
Location	Monumental Stairs	Art - 1	Info Systems	Kitchen	
Volume in Liters	150	150	150	150	
LAB USE ONLY: Data Review:		QC Review:		Microscope:	
Lab Sample ID				Stain Lot:	
Debris Rating	5	3	4	3	
Fungal Spores Identified					
Alternaria	1				
Ascospores	100	100	100	100	
Aspergillus/Penicillium	54	32	25	26	
Basidiospores	100	100	100	100	
Chaetomium	1				
Cladosporium	9	12	18	6	
Curvularia	1		2		
Drechslera/Bipolaris group					
Hyphal Structures	12	6	15	2	
Miscellaneous/Unidentified	33	6	19	5	
Smuts/Myxomycetes			3		
Stachybotrys			1		
Ulocladium			1		

Report Created by:

Report Typed by:

Report Authorized by:

Report Sent by:

Comments:

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:		Type ☒ Spore Trap ☐ Direct Read	
Contact: Holly Drum		Turnaround Time ☐ Less 3 Hrs ☐ Same Day ☐ Next Day ☐ Two Day ☐ Three Day	
Phone: (508) 231-7015			
Email: steve.veydt@ecmsinc.com / holly.drum@ecmsinc.com		Date Sampled:	
Relinquish by/date:		Prepped By:	
Received by/date:		Analyzed by:	
# of Samples Received:		Date Analyzed:	
		Batch No.:	

Client Sample No.	09	10	11	12
Location	Hall by Court 2	Hall by Court 1	Gym Lobby	Gym 2nd Floor by Stairs
Volume in Liters	150	150	150	150

LAB USE ONLY:	Data Review:	QC Review:	Microscope:	Stain Lot:
Lab Sample ID				
Debris Rating	3	5	4	3
Fungal Spores Identified				
Alternaria			1	
Ascospores	32	100	100	35
Aspergillus/Penicillium	21	59	22	13
Basidiospores	100	100	100	100
Chaetomium		3		
Cladosporium	30	41	11	5
Curvularia			2	
Drechslera/Bipolaris group				
Hyphal Structures	8	40	12	7
Miscellaneous/Unidentified	5	28	38	15
Smuts/Myxomycetes		1	2	
Stachybotrys		7		
Ulocladium				

Report Created by:

Report Typed by:

Report Authorized by:

Report Sent by:

Comments:

CHAIN OF CUSTODY - MOLD			SanAir Technologies Laboratory, Inc. 165 New Boston Street Suite 227 Woburn, MA 01801 (781) 932-9600 	
Client: ECMS, Inc.			Type ☒ Spore Trap ☐ Direct Read Turnaround Time ☐ Less 3 Hrs ☐ Same Day ☐ Next Day ☐ Two Day ☐ Three Day	
Address: 288 Grove St, #391, Braintree, MA 02184				
Project Site:				
Contact: Holly Drum				
Phone: (508) 231-7015				
Email: steve.weydt@ecmsinc.com / holly.drum@ecmsinc.com				
Relinquish by/date:			Date Sampled:	
Received by/date:			Prepped By:	
# of Samples Received:			Analyzed by:	
Batch No.:			Date Analyzed:	
			Batch No.:	

Client Sample No.	13				
Location	Outside Control				
Volume in Liters	150				

LAB USE ONLY: Data Review:	QC Review:	Microscope:	Stain Lot:

Lab Sample ID	Debris Rating	Raw Count/Fungal Load	Raw Count/Fungal Load	Raw Count/Fungal Load
Fungal Spores Identified				
Alternaria	2			
Ascospores	100			
Aspergillus/Penicillium				
Basidiospores	100			
Chaetomium				
Cladosporium	100			
Curvularia	1			
Drechslera/Bipolaris group				
Hyphal Structures				
Miscellaneous/Unidentified	5			
Smuts/Myxomycetes	4			
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?

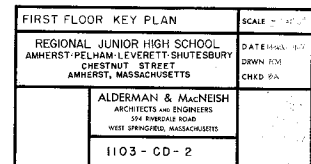
Think of the AQI as a yardstick that runs from 0 to 500. The higher the AQI value, the greater the level of air pollution and the greater the health concern. For example, an AQI value of 50 or below represents good air quality, while an AQI value over 300 represents hazardous air quality.

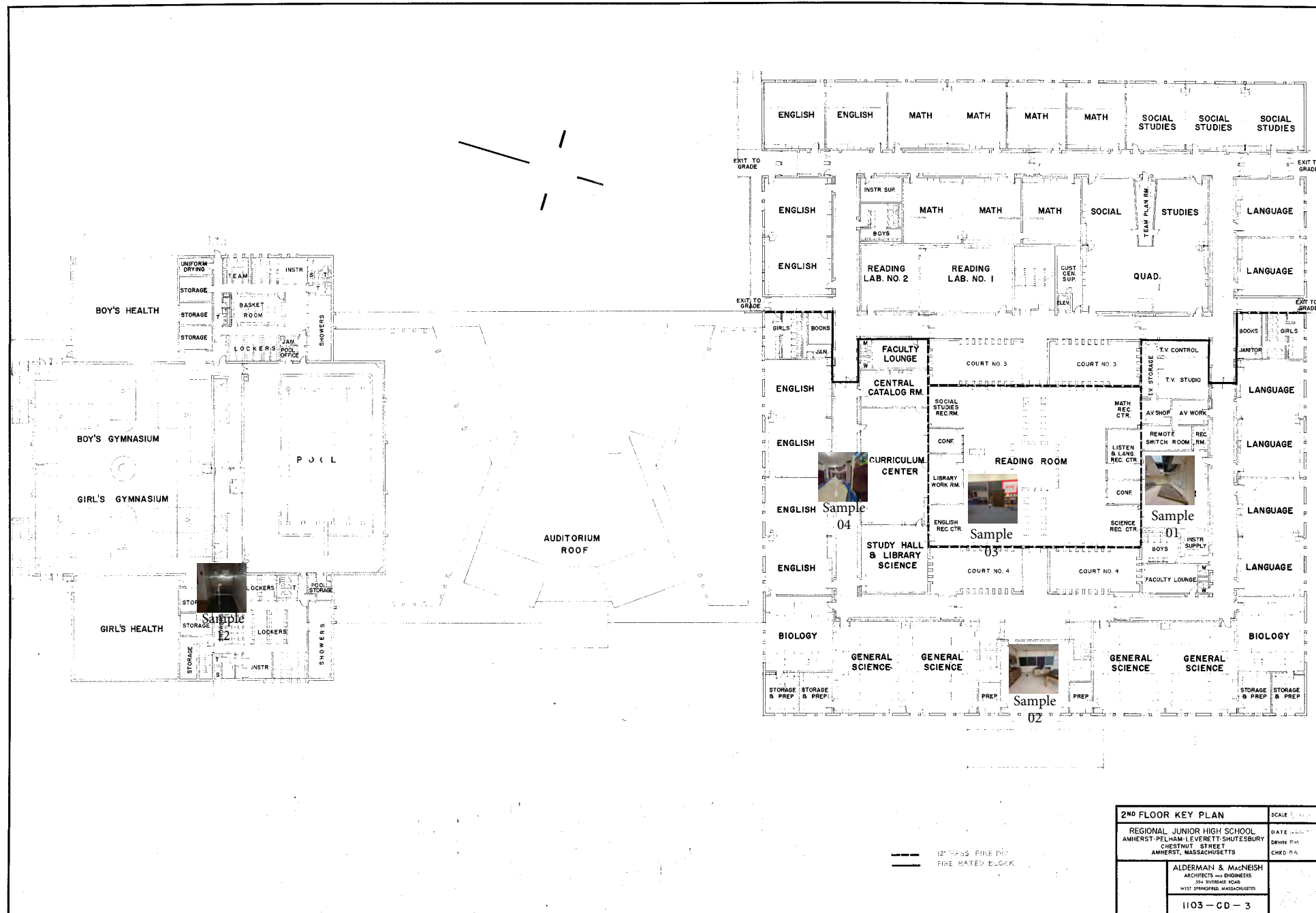
For each pollutant an AQI value of 100 generally corresponds to an ambient air concentration that equals the level of the short-term national ambient air quality standard for protection of public health. AQI values at or below 100 are generally thought of as satisfactory. When AQI values are above 100, 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





2 ND FLOOR KEY PLAN		SCALE: 1/8" = 1'-0"
REGIONAL JUNIOR HIGH SCHOOL AMHERST-PELHAM-LEVERETT-SHUTESBURY CHESTNUT STREET AMHERST, MASSACHUSETTS		DATE: 10/1/83 DRAWN BY: [unintelligible] CHECKED BY: P.A.
ALDERMAN & MACNEISH ARCHITECTS AND ENGINEERS 594 RIVERDALE ROAD WEST SPRINGFIELD, MASSACHUSETTS		
1103-CD-3		

ATTACHMENT D
RECOMMENDATIONS

Supplemental Recommendations — August 24 Sampling

Building-Wide Humidity Control

Goal: Reduce sustained elevated relative humidity and minimize conditions favorable to moisture accumulation and fungal growth.

Action Steps

1. Investigate the source(s) contributing to elevated indoor relative humidity.
2. Verify that the building HVAC system is operating properly and providing adequate dehumidification.
3. Confirm that exhaust fans serving moisture-generating areas are operational and exhausting to the exterior.
4. Maintain indoor relative humidity generally within the stated **40–60% target range** where practicable.
5. Continue monitoring RH during periods of warm/humid weather and following significant rain events.
6. Evaluate areas with persistent RH above 60% for condensation or elevated moisture in building materials.
7. Address active water intrusion or moisture sources promptly.

C22-A (Debris Rating: 2 — Low/Minimal)

Change from Previous Sampling: Minimal change. Total airborne fungal concentration increased only slightly from approximately 6,000 to 6,400 spores/m³, and no significant moisture-associated fungal categories were identified.

Goal: Maintain existing housekeeping and prevent accumulation of dust and particulate matter.

Supplemental Action Steps

1. Continue routine vacuuming and damp cleaning of accessible surfaces.
2. Maintain normal ventilation and air circulation.
3. Inspect accessible areas for evidence of moisture intrusion or condensation during routine maintenance.
4. No additional fungal-specific remediation is indicated based solely on the August 24 results.

Recommendation: No material change from previous recommendations.

Library (Debris Rating: 3 — Moderate)

Change from Previous Sampling: The total concentration decreased from approximately 4,800 to 2,400 spores/m³. No Chaetomium, Stachybotrys, or Ulocladium was detected.

Goal: Maintain the relatively favorable environmental condition identified during both sampling events.

Supplemental Action Steps

1. Continue routine housekeeping and HEPA vacuuming where appropriate.
2. Maintain adequate ventilation and air circulation around shelving and stored materials.
3. Continue monitoring for moisture or condensation.
4. No additional fungal-specific remediation is indicated based on the August 24 results.

Recommendation: No material change; this remains one of the lower-priority areas.

C27 (Debris Rating: 3 — Moderate)

Change from Previous Sampling: Total airborne fungal concentration increased from approximately 5,867 to 11,644 spores/m³. The increase was substantial, although the August 24 concentration remained below the outdoor control.

Goal: Reduce particulate accumulation and determine whether the increased airborne concentration corresponds with changing building or moisture conditions.

Supplemental Action Steps

1. Thoroughly HEPA vacuum and damp-clean accessible surfaces.
2. Inspect the room perimeter, ceiling, walls, and floor for evidence of moisture intrusion or condensation.
3. Evaluate whether any water-damaged materials were disturbed between the two sampling events.
4. Verify adequate ventilation and air circulation.
5. If elevated fungal concentrations persist after cleaning and normal building operation is restored, consider follow-up sampling.

Recommendation: Increase from routine housekeeping to targeted moisture/condition inspection.

Hall Outside C5-A (Debris Rating: 4 — High)

Change from Previous Sampling: Total concentration increased from approximately 7,511 to 12,844 spores/m³. The sample remained below the outdoor control, but the debris rating increased the significance of the particulate loading.

Goal: Reduce particulate accumulation and determine whether changing building conditions contributed to the increased concentration.

Supplemental Action Steps

1. Perform thorough HEPA vacuuming of flooring, wall edges, corners, and adjacent surfaces.
2. Damp-clean accessible horizontal surfaces and ledges.
3. Inspect nearby walls and ceilings for water staining, condensation, or other evidence of moisture.
4. Investigate whether construction, cleaning, water intrusion, or air movement changed between sampling events.
5. Maintain adequate HVAC operation and air exchange.
6. Consider follow-up sampling if elevated concentrations persist following cleaning and stabilization of building conditions.

Recommendation: Increase the priority of cleaning and moisture inspection.

Monumental Stairs — 1st Floor (Debris Rating: 5 — Very High)

Change from Previous Sampling: This is a significant change. Total concentration increased from approximately 6,000 to **13,822 spores/m³**, while the outdoor control decreased from approximately 15,956 to 13,867 spores/m³. Chaetomium was also detected at **44 spores/m³** on August 24.

Goal: Reduce substantial particulate accumulation and investigate potential localized moisture or material disturbance.

Supplemental Action Steps

1. Perform thorough HEPA vacuuming of stair treads, landings, corners, wall edges, and adjacent surfaces.
2. Damp-clean accessible surfaces following appropriate dust-control procedures.
3. Inspect adjacent walls, ceilings, and flooring for water damage or condensation.
4. Specifically evaluate areas containing or adjacent to water-damaged materials.
5. Determine whether construction, cleaning, or disturbance occurred between the two sampling events.
6. Because the August 24 sample had a **Debris Rating of 5**, interpret the reported concentration cautiously; substantial particulate loading can negatively bias fungal enumeration.
7. Consider follow-up air sampling following cleaning and stabilization of the area, particularly if moisture damage or visible fungal growth is identified.

Recommendation: Elevate from routine cleaning to targeted moisture/material investigation.

Info Systems (Debris Rating: 4 — High)

Change from Previous Sampling: This is one of the largest increases, from approximately 3,867 to 12,622 spores/m³. Stachybotrys and Ulocladium were also detected at 44 spores/m³ each.

Goal: Investigate the substantial increase and identify any localized moisture or particulate source.

Supplemental Action Steps

1. Thoroughly HEPA vacuum accessible surfaces and areas around equipment where feasible.
2. Inspect the room perimeter, ceiling, walls, and flooring for water intrusion or condensation.
3. Inspect concealed or difficult-to-access areas where moisture may have affected building materials.
4. Determine whether construction, cleaning, equipment movement, or other disturbance occurred between sampling events.
5. Evaluate HVAC operation, filtration, and air circulation.
6. If water-damaged materials are identified, determine whether they require cleaning, drying, removal, or other appropriate corrective action.
7. Consider follow-up sampling after cleaning and correction of identified moisture conditions.

Recommendation: Significantly elevate the priority compared with the August 20 results.

Art-1 (Debris Rating: 3 — Moderate)

Change from Previous Sampling: Total concentration increased from approximately 4,978 to 11,378 spores/m³. The increase is substantial, although the August 24 result remained below the outdoor control and no Chaetomium, Stachybotrys, or Ulocladium was detected.

Goal: Determine whether the increase reflects environmental/occupancy variability or a localized indoor source.

Supplemental Action Steps

1. Thoroughly clean accessible surfaces and flooring.
2. Inspect stored artwork and materials for evidence of moisture exposure.
3. Inspect walls, ceilings, and flooring for water staining or elevated moisture.
4. Maintain adequate air circulation around stored materials.
5. Investigate any changes in building use, cleaning, or material disturbance between sampling events.
6. Consider follow-up sampling if elevated concentrations persist after cleaning and moisture conditions are controlled.

Recommendation: Increase to moderate-priority inspection, but no specific fungal remediation based solely on the air results.

Kitchen (Debris Rating: 3 — Moderate)

Change from Previous Sampling: Total concentration approximately doubled, from 5,289 to **10,622 spores/m³**. The fungal profile remained primarily Basidiospores and Ascospores, with no Chaetomium, Stachybotrys, or Ulocladium.

Goal: Control moisture and particulate generation associated with kitchen activities.

Supplemental Action Steps

1. Thoroughly clean floors, cabinets, countertops, and areas beneath/behind appliances.
2. Verify that kitchen exhaust ventilation is functioning properly.
3. Inspect plumbing connections, sink cabinets, dishwasher connections, and other water sources for leakage.
4. Inspect for condensation around exterior walls, windows, and plumbing.
5. Maintain appropriate ventilation during and after cooking.
6. If no moisture source is identified, continue routine housekeeping rather than initiating fungal remediation.

Recommendation: Strengthen moisture-control recommendations, but no fungal-specific remediation indicated.

Hall by Court 2 (Debris Rating: 3 — Moderate)

Change from Previous Sampling: Concentration increased substantially from approximately 3,289 to **8,711 spores/m³**, but remained below the outdoor control. No Chaetomium, Stachybotrys, or Ulocladium was detected.

Goal: Reduce particulate accumulation and evaluate the reason for the increase.

Supplemental Action Steps

1. Thoroughly HEPA vacuum flooring, corners, and wall edges.
2. Damp-clean horizontal surfaces and ledges.
3. Inspect nearby walls and ceilings for water intrusion or condensation.
4. Determine whether increased occupant activity, cleaning, construction, or material disturbance occurred between sampling events.
5. Maintain adequate ventilation.
6. Consider follow-up sampling only if elevated concentrations persist or additional field evidence warrants it.

Recommendation: Moderately increased attention, but not a fungal-remediation location based on the current data.

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

Change from Previous Sampling: Only a modest increase, from approximately 11,733 to **12,800 spores/m³**. Both results were below their respective outdoor controls. The fungal profile did not develop the Chaetomium/Stachybotrys pattern seen at Hall by Court 1.

Goal: Control particulate accumulation and maintain appropriate ventilation.

Supplemental Action Steps

1. Continue thorough HEPA vacuuming and damp cleaning.
2. Inspect exterior doors, windows, walls, and HVAC components for moisture or condensation.
3. Verify proper HVAC operation and filtration.
4. Increase cleaning frequency in this high-traffic location as necessary.
5. Because both sampling events produced relatively high concentrations, consider follow-up sampling if persistent concerns remain after cleaning and stabilization of building conditions.

Recommendation: Continue the previous recommendations; no major escalation is warranted.

Hall by Court 1 (Debris Rating: 5 — Very High)

Change from Previous Sampling: The total concentration increased from **6,622 to 16,844 spores/m³**, changing from below the outdoor control to **above the outdoor control**. Stachybotrys increased from 89 to **311 spores/m³**, and Chaetomium went from **not detected to 133 spores/m³**. Hyphal structures were also substantially represented in the August 24 sample.

Goal: Identify and correct any current or historical moisture source and determine whether water-damaged or fungal-impacted building materials are present.

Action Steps

1. Conduct a **targeted moisture investigation** of Hall by Court 1 and immediately adjacent areas.
2. Inspect ceilings, walls, floors, wall cavities, and other accessible building materials for evidence of current or historical water intrusion.
3. Evaluate areas associated with the previously reported water intrusion and roof work.
4. Perform moisture measurements of suspect building materials.
5. Inspect plumbing, roof/exterior-wall interfaces, and other potential moisture sources as applicable.
6. Identify and correct any active moisture source.

7. Evaluate water-damaged porous materials for fungal growth and determine whether cleaning, drying, removal, or other corrective measures are warranted.
8. Thoroughly HEPA vacuum and clean accessible surfaces following appropriate dust-control procedures.
9. Determine whether construction, cleaning, air movement, or disturbance of water-damaged materials occurred between August 20 and August 24.
10. Because the August 24 sample had a **Debris Rating of 5**, recognize that the reported fungal concentration may be negatively biased by particle loading. ASTM D7391 identifies heavy particulate loading as capable of reducing capture efficiency and obscuring fungal structures.
11. **Follow-up air sampling should be considered after the moisture investigation/corrective work is completed**, particularly if fungal growth or water-damaged materials are identified.
12. If the same location is resampled, attempt to maintain comparable sampling conditions and document HVAC operation, doors/windows, occupancy, cleaning, and any construction or disturbance occurring before sampling.

Recommendation: Elevate to the highest investigation priority in the building.

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

Change from Previous Sampling: Relatively small increase, from approximately 6,933 to 7,778 spores/m³. The fungal profile remained dominated by Basidiospores, and no Chaetomium, Stachybotrys, or Ulocladium was detected.

Goal: Maintain routine housekeeping and ventilation.

Supplemental Action Steps

1. Continue routine HEPA vacuuming and damp cleaning.
2. Inspect stairwell surfaces for moisture staining or condensation.
3. Maintain adequate air circulation.
4. Continue routine HVAC and housekeeping maintenance.
5. No additional fungal-specific remediation is indicated based solely on the August 24 results.

Recommendation: No material change from previous recommendations.

Comparison of the August 20 and August 24 sampling events demonstrates substantial variability in airborne fungal concentrations at several locations. While short-term variation is expected with direct microscopic spore-trap sampling, the magnitude and direction of changes at numerous locations suggest that differences in building conditions, ventilation, occupant activity, cleaning, or disturbance of particulate matter may also have contributed to the observed results. Accordingly, the changes should not be interpreted as demonstrating a specific percentage increase in fungal burden.

The Hall by Court 1 location warrants particular attention because the August 24 concentration increased from 6,622 to 16,844 spores/m³ and exceeded the outdoor control. The August 24 sample also contained *Chaetomium* (133 spores/m³) and *Stachybotrys* (311 spores/m³), which were either absent or present at lower concentrations during the August 20 sampling event. These findings support targeted investigation for current or historical moisture intrusion and potentially affected building materials.

Several other locations demonstrated substantial increases in total airborne fungal concentrations; however, these locations generally remained below the outdoor control and did not demonstrate the same combination of moisture-associated fungal categories observed at Hall by Court 1. These areas should therefore be addressed primarily through housekeeping, moisture inspection, ventilation evaluation, and correction of identified environmental conditions rather than broad fungal remediation based solely on the air sampling results.

Highest priority

1. **Hall by Court 1**
2. **Info Systems**
3. **Monumental Stairs**

Moderate priority

4. Hall Outside C5-A
5. C27
6. Art-1
7. Kitchen
8. Hall by Court 2

Continue previous recommendations

9. Gym Lobby
10. Gym Stairs
11. C22-A
12. Library

ATTACHMENT E
LOCATION PERCENT CHANGE

PELHAM AMHERST REGIONAL MIDDLE SCHOOL

170 CHESTNUT STREET

AMHERST, MASSACHUSETTS

Location	Aug. 20	Aug. 24	Change
C22-A	6,000	6,400	+7%
Library	4,800	2,400	−50%
C27	5,867	11,644	+98%
Hall C5-A	7,511	12,844	+71%
Monumental Stairs	6,000	13,822	+130%
Info Systems	3,867	12,622	+226%
Art-1	4,978	11,378	+129%
Kitchen	5,289	10,622	+101%
Hall C2	3,289	8,711	+165%
Gym Lobby	11,733	12,800	+9%
Hall C1	6,622	16,844	+154%
Gym Stairs	6,933	7,778	+12%