



September 13, 2026

Will Wenzloff
Hillsboro School District
4901 SE Witch Hazel Road
Hillsboro, Oregon 97123

Via email: wenzloffw@hsd.k12.or.us

Regarding: Indoor Air Quality Investigation
Farmington View Elementary School
8300 SW Hillsboro Highway
Hillsboro, OR 97123
Apex Project HIL028-0418019-26011728

Dear Mr. Wenzloff

On August 27, 2026, Apex Companies, LLC (Apex) performed indoor air quality (IAQ) testing at Farmington View Elementary School located at 8300 SW Hillsboro Highway, in Hillsboro, Oregon. Testing was conducted in response to an indoor air quality concern in classroom 2. Non-viable airborne fungal samples were collected from 3 locations inside the school. Two additional samples were collected from outdoors as baseline comparison samples.

Based on review of the fungal spore trap results, the analytical findings do not indicate an active indoor fungal source or indoor fungal amplification.

AIRBORNE PARTICULATE SAMPLING

Five non-viable spore trap air samples were collected on August 27, 2026: three from interior spaces (Room #2, the Faculty Lounge, and the Hall by the Gym) and two from outdoor reference locations (in front of the building and near the boiler room) to establish background conditions. Each sample was collected at a volume of 75 liters from an elevation of approximately four feet above floor level. Samples were submitted under chain of custody to Eurofins Built Environment Testing West, LLC (Burlingame, California), an AIHA LAP, LLC–accredited laboratory (Lab ID #102856), and analyzed for fungal spore identification and concentration via non-viable spore trap methodology.

Table 1 summarizes the laboratory results for the five air samples collected. Complete laboratory reports are included as an attachment.

Table 1. Air Sample Laboratory Results: Fungal

Sample	Location	Total Spores (spores/m ³)	Ascospores	Basidiospores	Cladosporium	Penicillium/Aspergillus
001	Outdoors – Front Building	6,600	850	1,400	3,000	1,300
002	Room #2 (indoor)	1,800	210	320	750	480
003	Faculty Lounge (indoor)	1,300	53	53	590	590
004	Hall by Gym (indoor)	1,300	160	270	320	530
005	Outdoors – by Boiler Room	6,600	480	590	4,500	1,000

*Spore concentration is presented in spores per cubic meter.

DISCUSSION

In reviewing airborne fungal spore data, two main considerations are (1) the total number of spores and (2) the relative proportions of the various spore types. These two considerations are then compared for samples collected indoors and samples collected outdoors.

The three indoor samples (Room #2, Faculty Lounge, and Hall by Gym) returned total fungal spore concentrations of 1,800, 1,300, and 1,300 spores/m³, respectively. The two outdoor reference samples returned substantially higher total concentrations of 6,600 spores/m³ at each location. In all samples, the same fungal genera predominated – Ascospores, Basidiospores, Cladosporium, and Penicillium/Aspergillus-type spores – with Cladosporium and Penicillium/Aspergillus types the most abundant categories both indoors and outdoors. No spore types indicative of water damage or unusual fungal colonization (e.g., Stachybotrys, Chaetomium) were detected in any of the indoor or outdoor samples. Background debris ratings were low to moderate (1+ to 3+) across all samples, indicating no unusual dust loading that would affect the reliability of the counts. Overall, the fungal spore types identified indoors are consistent with those found outdoors, and indoor concentrations were consistently lower than concurrent outdoor concentrations at each corresponding sampling period. This pattern is typical of buildings without an active indoor fungal source, where indoor spore populations are dominated by infiltration of outdoor air rather than indoor amplification.

CONCLUSIONS

- Fungal spore types identified in indoor air samples were similar in composition to those identified in concurrent outdoor reference samples, indicating no indoor-specific fungal source was identified by this sampling event.

- Indoor total spore concentrations (1,300 to 1,800 spores/m³) were substantially lower than outdoor concentrations (6,600 spores/m³) at each sampling period.
- No spore types associated with elevated moisture or building-material colonization (e.g., *Stachybotrys*) were detected in any sample.
- Based on the laboratory results, the sampled indoor spaces do not show evidence of anomalous airborne fungal contamination relative to outdoor background conditions.

RECOMMENDATIONS

- No remediation is recommended based on the air sampling results described in this memo.
- Apex recommends the district inspect roof drainage, parapet, and window flashing conditions to confirm these areas are not currently contributing moisture that could support fungal growth undetected by point-in-time air sampling.
- Should building occupants continue to report IAQ concerns, Apex recommends re-evaluating ventilation rates and outdoor air intake locations.

LIMITATIONS OF SCOPE

This study was limited to the tests and locations as indicated above. The site as a whole may have other environmental concerns that will not be characterized by this study. The findings and conclusions of this work are not scientific certainties but probabilities based on professional judgment concerning the significance of the data gathered during the course of this investigation. Apex is not able to represent conditions on the site or adjoining sites beyond those detected or observed by Apex.

Apex respectfully submits these results of our indoor air quality investigation. Please feel free to contact me at 503.209.1497 or chris.boyce@apexcos.com with any questions or comments.

Sincerely,



Chris Boyce
2026-09-13
08:53-07:00

Chris Boyce
Senior Project Manager

Attachment: Laboratory Analytical Results

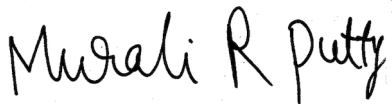
Report for:

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

Regarding: Eurofins Built Environment Testing West, LLC
Project: HIL028 26011728 Task 004; Farmington View IAQ
EML ID: 4690628

Approved by:

Dates of Analysis:
Spore trap analysis: 09-01-2026



Technical Manager
Murali Putty

Service SOPs: Spore trap analysis (EBET-DE-SOP89537(formerly EB-MY-S-1038))
AIHA LAP, LLC accredited service, Lab ID #102856

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses 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 Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Built Environment Testing West, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: HIL028 26011728 Task 004; Farmington View
IAQ

Date of Sampling: 08-27-2026
Date of Receipt: 08-28-2026
Date of Report: 09-01-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	001: Outdoor-Front Bldg			002: Room #2		
Comments (see below)	None			None		
Lab ID-Version‡:	23697801-1			23697802-1		
Analysis Date:	09/01/2026			09/01/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores	16	25	850	4	25	210
Basidiospores	27	25	1,400	6	25	320
Chaetomium						
Cladosporium	56	25	3,000	14	25	750
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other brown				1	100	13
Other colorless						
Penicillium/Aspergillus types†	24	25	1,300	9	25	480
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes	1	100	13			
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	3+			2+		
Hyphal fragments/m3	53			53		
Pollen/m3	< 13			< 13		
Skin cells (1-4+)	1+			1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			6,600			1,800

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

††Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.

Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: HIL028 26011728 Task 004; Farmington View
IAQ

Date of Sampling: 08-27-2026
Date of Receipt: 08-28-2026
Date of Report: 09-01-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	003: Faculty Lounge			004: Hall by Gym		
Comments (see below)	None			None		
Lab ID-Version‡:	23697803-1			23697804-1		
Analysis Date:	09/01/2026			09/01/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores	1	25	53	3	25	160
Basidiospores	1	25	53	5	25	270
Chaetomium						
Cladosporium	11	25	590	6	25	320
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other brown				1	100	13
Other colorless						
Penicillium/Aspergillus types†	11	25	590	10	25	530
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes	1	100	13	2	100	27
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	2+			2+		
Hyphal fragments/m3	13			13		
Pollen/m3	< 13			< 13		
Skin cells (1-4+)	1+			1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			1,300			1,300

Comments:

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Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: HIL028 26011728 Task 004; Farmington View
IAQ

Date of Sampling: 08-27-2026
Date of Receipt: 08-28-2026
Date of Report: 09-01-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	005: Outdoors by Boiler Rm		
Comments (see below)	None		
Lab ID-Version‡:	23697805-1		
Analysis Date:	09/01/2026		
	raw ct.	% read	spores/m3
Ascospores	9	25	480
Basidiospores	11	25	590
Chaetomium			
Cladosporium	85	25	4,500
Curvularia			
Epicoccum			
Fusarium			
Myrothecium			
Nigrospora			
Other brown	1	100	13
Other colorless			
Penicillium/Aspergillus types†	19	25	1,000
Pithomyces			
Rusts			
Smuts, Periconia, Myxomycetes			
Stachybotrys			
Stemphylium	1	100	13
Torula			
Ulocladium			
Zygomycetes			
Background debris (1-4+)	2+		
Hyphal fragments/m3	53		
Pollen/m3	13		
Skin cells (1-4+)	< 1+		
Sample volume (liters)	75		
§ TOTAL SPORES/m3			6,600

Comments:

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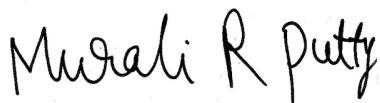
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SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Murali Putty

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by AIHA LAP, LLC, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

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