ENVIRONMENTAL ASSESSMENT REPORT

Saltsburg Elementary School

Fungal Air Sampling Moisture Assessment Corrective Recommendations

PROPERTY	Saltsburg Elementary School 199 Trojan Lane Saltsburg, PA 15681
DISTRICT	River Valley School District
LABORATORY REPORT	September 10, 2026 EMSL Order 182604735
REPORT PREPARED	September 11, 2026
PREPARED BY	Ed Lampl Professional Environmental & Home Inspections

Prepared exclusively for River Valley School District

Client and School Contacts

Contact	Role	Contact Information
Tracy Richards	District contact	richards.t@rvsdpa.org 412-289-3288
Regina Geesey	Superintendent	geesey.r@rvsdpa.org
Joe Hughes	Facility Manager	hughes.j@rvsdpa.org 724-640-2707
Jonathan Santoro	Director of Finance and Operations	santoro.j@rvsdpa.org 724-343-8421

Attachments

1. Chain of Custody
2. Certified EMSL Analytical mold sample results

Executive Summary

The overwhelming majority of the interior air samples produced low or non-detectable fungal concentrations. The results do not indicate a widespread mold condition within Saltsburg Elementary School. The exterior baseline contained 34,414 total fungal spores per cubic meter, demonstrating substantial seasonal outdoor fungal activity at the time of testing.

All rooms discussed in this report are carpeted and are entered by large numbers of students, employees, contractors and visitors. Outdoor fungal spores can be carried indoors on shoes, clothing, backpacks and equipment and can settle in carpeting. Based on the isolated nature and generally low concentrations of the findings, much of the detected material is more consistent with settled carpet material and routine outdoor tracking than with widespread active fungal growth.

The isolated Stachybotrys Memnoniella finding in the STEAM Pre K A125 LGI Room is the only fungal type of special concern requiring focused follow-up. The concentration was extremely low and could represent a tracked-in spore, but moisture testing and direct examination should be completed before that conclusion is finalized.

Assessment Conditions

Condition	Recorded Value
Exterior temperature	67°F
Weather	Clear with slightly cloudy skies
Office interior temperature	74°F
Office relative humidity	50%

The interior temperature and relative humidity were generally appropriate at the time of the assessment.

Scope of Assessment

Professional fungal air sampling, moisture testing and direct examination were performed throughout the school. A total of 87 air samples were analyzed, consisting of one exterior baseline sample and 86 interior samples.

Moisture Observations

The following instrument readings compare conditions between materials and locations. Readings should be considered together with material type, direct examination and site conditions; they are not laboratory moisture-content determinations.

Room	Location and Observation	Reading
E103	Exterior block wall	15.5%
E107	Exterior block wall	15.3%
E108	Exterior block wall	15.4%
E110	Exterior block wall	16.4%
E116	Exterior block wall	15.4%
E117	Exterior block wall	15.6%
F128	Rear floor; hillside slopes toward rear block wall	39.4% to 40%
F129	Right floor 39.5%; center 40%; left 32.5%	32.5% to 40%
F130	Center rear 35.4%; center right 25.8%; left rear 25.9%	25.8% to 35.4%
F131	Center-left floor 39.3%; other floor area 35.4%; exterior wall 16.4% to 16.5%	16.4% to 39.3%
F103	Center floor	Approximately 25.8%
F104	Rear wall 15.3%; rear floor right 43.1%; center 35.4%; left 32.5%	15.3% to 43.1%
F105 Faculty Lounge	Rear wall 16.6%; rear floor 25.8%; rear-left floor 32.5%	16.6% to 32.5%
F110 Elementary Café	Right-center, center and left-center floor	21% to 21.2%
Gymnasium	Rear exterior wall and floor	Approximately 20.1%
A117 Post Office	Rear-center floor	Approximately 22%

The elevated floor readings, particularly those ranging from approximately 32.5% to 43.1%, indicate conditions that warrant further investigation. Moisture may be present beneath carpeting, carpet padding or the floor system.

Hillside Grading and Exterior Drainage

The hillside and exterior soil slope toward the structure near Rooms F128, F129 and F130. Although a storm drain is present near Room F130, the elevated interior floor readings indicate that water may still be collecting along the foundation or beneath the floor system. Exterior water management should be corrected before relying on carpet cleaning alone.

- Establish a positive soil slope away from the foundation where practical.
- Avoid placing soil, mulch or landscaping material against exterior block walls.
- Evaluate the hillside drainage pattern during heavy rain.
- Confirm that the storm drain is open, properly sized and functioning.
- Consider additional surface or subsurface drainage where the hillside directs water toward the building.
- Evaluate gutters, downspouts and underground drain lines, and discharge roof water safely away from the foundation.
- Consider foundation drainage or a sump-pump system if water is entering or accumulating beneath the floor.

Laboratory Findings Requiring Precautionary Cleaning

Sample Location	Finding	Professional Interpretation
E117 Megan Pattyn Center	Aspergillus Penicillium 1,100 spores/m^3	Moderately above the preferred 800 spores/m^3 reference level. Precautionary carpet cleaning is recommended.
F129 Darrin Baker Rear center	Aspergillus Penicillium 870 spores/m^3	Slightly above the preferred reference level. Settled carpet material is a reasonable source unless moisture or growth is identified.
STEAM Pre K A133 Farm Center	Aspergillus Penicillium 890 spores/m^3	Slightly above the preferred reference level. Precautionary carpet cleaning is recommended.
F129 Darrin Baker Rear right	Curvularia 40 spores/m^3	Very low isolated concentration that may have been tracked indoors.
F129 Sherry Frassnei Center	Curvularia 10 spores/m^3	Trace-level isolated finding.
STEAM Pre K B117 Extra classroom	Curvularia 40 spores/m^3	Very low isolated concentration that may have been tracked indoors.

The Aspergillus Penicillium concentrations in these three rooms are not dramatically elevated. Their isolated distribution can reasonably be influenced by carpeting, settled dust, pedestrian traffic and seasonal outdoor conditions.

Curvularia Interpretation

Curvularia is primarily an outdoor fungus associated with soil and vegetation. The detected concentrations of 10 to 40 spores per cubic meter are extremely low. In a school occupied by hundreds of people, these trace findings can result from spores carried inside on shoes, clothing, backpacks or equipment. The isolated results do not, by themselves, demonstrate active indoor growth. Because Curvularia should not remain in a confined occupied room, professional carpet cleaning is recommended as a reasonable precaution.

Stachybotrys Finding

STEAM Pre K A125 LGI Room center

- Stachybotrys Memnoniella: 10 spores/m^3
- Total fungi: 440 spores/m^3

This was an extremely low, isolated detection, representing approximately one observed fungal structure during laboratory analysis. In a heavily occupied school, an isolated spore can be transported into a room on a shoe, article of clothing, piece of equipment or personal item.

This single low-level detection does not establish active Stachybotrys growth or a building-wide mold condition. However, Stachybotrys is a water-damage indicator and should not be considered acceptable indoors. The LGI Room should receive a focused moisture and direct visual examination before the result is attributed solely to tracked material.

Recommended Carpet Cleaning Process

Professional cleaning of the identified carpeted rooms is recommended as a precaution. The work should address settled fungal material and dust while ensuring that carpeting, padding and underlying materials are fully dry.

3. Slowly and thoroughly HEPA vacuum the carpeting to remove settled dust, spores and particulate material.
4. Apply a carpet-compatible hydrogen-peroxide cleaning solution in accordance with the manufacturer's instructions.
5. Allow the specified dwell time so the solution can loosen organic material and deactivate susceptible fungal contamination.
6. Professionally extract the carpeting to physically remove the solution, fungal particles, dust and debris.
7. Dry the carpeting and underlying materials completely and promptly using air movement and dehumidification.
8. Once completely dry, apply a compatible carpet re-encapsulation or Scotchgard-type protective product.
9. Clean extraction equipment and replace or clean vacuum filters before moving equipment to another area.

A small concealed area should be tested first to confirm product compatibility and colorfastness. Products should never be mixed, and all manufacturer instructions must be followed. Hydrogen peroxide can deactivate susceptible fungal material, but extraction remains essential because dead and dormant spores can remain allergenic. If carpet padding is wet or contaminated, surface cleaning may not be sufficient; affected padding should be removed and replaced after the moisture source has been corrected.

Concealed Growth and Moisture Limitation

Elevated moisture can exist beneath carpeting, carpet padding or a concrete floor while the exposed carpet surface appears dry. Moisture trapped beneath the floor system can suppress airborne spore release and conceal hidden fungal growth. The elevated readings in Rooms F128, F129, F130, F131, F103, F104 and F105 warrant further investigation. Selected carpet edges may need to be lifted by a qualified professional to determine whether the padding or substrate is damp.

Additional Recommendations

- Correct exterior grading and hillside drainage conditions.
- Confirm that the storm drain near Room F130 is functioning properly.
- Investigate elevated floor readings and correct the moisture source before carpet treatment.
- Directly examine the LGI Room for water damage or concealed growth.
- Professionally clean and extract the identified carpeted rooms.
- Completely dry carpeting, padding and underlying materials.
- Maintain indoor relative humidity below approximately 50% when practical.
- Use properly maintained HEPA-filtered vacuum equipment for routine carpet care.
- Perform limited post-cleaning air testing in the identified rooms before declaring the corrective work complete.
- If damp padding, visible growth or water-damaged material is found, remove affected material under appropriate professional procedures.

Important Laboratory Statement

Laboratory descriptions such as elevated, slightly elevated, acceptable or above background are computer-generated comparisons with the exterior control sample. These terms are not independent determinations that an indoor environment is safe or unsafe.

The exterior baseline was significantly higher than every interior sample. Several interior total fungal counts were influenced primarily by outdoor-associated Basidiospores rather than fungi commonly associated with indoor amplification. Air sampling represents conditions at the specific locations and times tested and cannot guarantee the absence of concealed growth.

Professional Remediation Procedures

If direct examination identifies active fungal growth or water-damaged material, professional remediation should follow applicable IICRC S520 procedures. Minimum controls may include 6-mil plastic containment, negative air pressure, air scrubbing, sealed doors or zippered entries, appropriate personal protective equipment, HEPA vacuuming and post-remediation clearance testing before rebuilding or reoccupying the affected work area.

Conclusion

The laboratory results do not indicate a widespread mold problem at Saltsburg Elementary School. Most interior samples produced low or non-detectable fungal concentrations and were substantially below the exterior baseline.

The limited Aspergillus Penicillium and trace Curvularia findings are reasonably consistent with settled carpet material, seasonal outdoor activity and the normal movement of hundreds of people through the school. Professional carpet cleaning using a carpet-compatible hydrogen-peroxide solution, extraction, complete drying and a compatible re-encapsulation protectant is recommended as a precaution.

The isolated Stachybotrys Memnoniella detection in the A125 LGI Room requires focused follow-up. Its extremely low concentration could represent a tracked-in spore; nevertheless, moisture testing and direct examination should be completed. The most important building-related concern is the elevated moisture recorded in several carpeted rooms, particularly along the rear hillside. Exterior drainage, grading and possible moisture beneath the floor should be professionally evaluated and corrected.

This report is not medical advice. Individuals experiencing respiratory symptoms or those with asthma, allergies or immune-system concerns should consult a qualified healthcare provider.

Recommended Mold Remediation Companies

These companies follow IICRC S520 professional procedures.

Company	Contact	Telephone	Email
Mold Medics	Thaddeus Westley	(412) 742-2910	thaddeus@moldmedics.com
Mold Medics of Pittsburgh	Brian Slavicek	(412) 715-9077	brian@moldmedics.com
Mold Medic	Milo Coddington	(724) 953-4391	milo@moldmedics.com
Mold Medics	Michael Chapman	412-266-4549	michael.chapman@moldmedics.com Mercer Lawrence Beaver counties
L Weiland Fire and Water Restoration	John Weiland	(724) 493-9061	john@lweiland.com
AGT Mold	Nick Kirsch	Cell (740) 317-6124 Office (412) 424-6189	nick@agtmold.com
Cleanup Services	Kelsey Pratt	(800) 317-2519	kpratt@cleanup.services
All Dry Services	Jim Wessel	724-369-DRYY	jim.wessel@myalldry.com

Report Certification

This report presents the conditions observed, instrument readings obtained and laboratory findings available for this assessment. The conclusions and recommendations are based on the sampled locations and conditions present at the time of the inspection.

Respectfully submitted,

Ed Lampl

Professional Environmental & Home Inspections
Environmental Investigator and Home Inspector
ASHI 246381
CMI and CMA 2033
Indoor Air Quality and IH Sampling 70015636
Pesticide Applicator 402710
PA DEP Radon Certification 2569
412-222-5968
ed@HomePlusIsUs.com
HomePlusIsUs.com

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