



October 20, 2026

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

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

Regarding: Follow-Up Indoor Air Quality Report
Poynter Middle School
1535 NE Grant Street
Hillsboro, OR 97124
Apex Project HIL028-0418019-26011728

Dear Mr. Wenzloff

On October 2, 2026, Apex Companies, LLC (Apex) performed indoor air quality testing at Poynter Middle School located at 1535 NE Grant Street, in Hillsboro, Oregon. Testing was conducted to evaluate airborne fungal conditions following concerns raised by staff and reports of an odor in classroom 28. Non-viable airborne fungal samples were collected from five indoor locations and two outdoor locations for comparison.

Based on review of the fungal spore trap results, the analytical findings do not indicate an indoor fungal amplification condition or an unusual airborne fungal exposure concern at the time of sampling.

AIRBORNE PARTICULATE SAMPLING

The non-viable fungal air samples were collected using Allergenco-D impactor cassettes and a high-volume vacuum pump. Each sample was collected at a flow rate of 15 liters per minute for five minutes from an elevation of approximately four feet above floor level. The samples were submitted to Eurofins Built Environment Testing in Portland, Oregon, for non-viable fungal spore identification.

The airborne fungal concentrations and predominant spore types from each sample are summarized in Table 1, below. Laboratory analytical reports are attached.

Table 1. Air Sample Laboratory Results: Fungal

Sample	Location	Fungal Spore Concentration*	Spore Types
015-42850567	Classroom 28	120	<i>Cladosporium</i> , <i>Other Brown</i>
016-42850561	Classroom 23	160	<i>Ascospores</i> ; <i>Basidiospores</i> ; <i>Penicillium/Aspergillus types</i>
017-42850462	Hallway outside Classroom 28	790	<i>Cladosporium</i> ; <i>Epicoccum</i> ; <i>Penicillium/Aspergillus types</i> ; <i>other spore types</i>
018-42851837	Tunnel Access	1,100	<i>Cladosporium</i> ; <i>Ascospores</i> ; <i>Basidiospores</i> ; <i>Smuts</i> , <i>Periconia</i> , <i>Myxomycetes</i>
019-42851827	Cafeteria	440	<i>Cladosporium</i> ; <i>Penicillium/Aspergillus types</i> ; <i>Ascospores</i> ; <i>Basidiospores</i>
020-42850566	<u>Outside – Courtyard</u>	7,000	<i>Predominantly Basidiospores and Ascospores</i> ; <i>Cladosporium</i> ; <i>other spore types</i>
021-42851861	<u>Outside – by Classroom 2</u>	6,700	<i>Predominantly Basidiospores and Ascospores</i> ; <i>Cladosporium</i> ; <i>other spore types</i>

*Spore concentration is presented in spores per cubic meter.

CONCLUSIONS AND RECOMMENDATIONS

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

All indoor samples collected during this round of testing had total spore counts substantially lower than the outdoor comparison samples. Indoor concentrations ranged from 120 to 1,100 spores per cubic meter, compared with 6,700 and 7,000 spores per cubic meter at the two outdoor locations. The outdoor samples were dominated by basidiospores and ascospores, with *Cladosporium* also present.

Of particular significance, no *Stachybotrys* spores were identified in the October 2 air samples. The current fungal air sampling results do not indicate an indoor fungal amplification condition or an unusual airborne fungal exposure concern. No additional fungal remediation is indicated solely on the basis of these air sampling results.

Continued routine building maintenance and moisture control are appropriate, particularly in areas that have previously experienced water intrusion or fungal growth. Prompt investigation and correction of any future water intrusion, persistent moisture, or visible fungal growth is recommended.

During a site walk conducted on October 8, 2026, Apex observed evidence of water staining on the wood sill plate at the unit ventilator valve access panel in Room 28. Now that the leak is believed to have been repaired, the

affected section of wood should be remediated as appropriate, including removal of any damaged or visibly fungal-affected material and cleaning of adjacent surfaces. The area should be allowed to dry thoroughly, and the source of moisture should be confirmed corrected before repairs or enclosure.

Cleaning is also recommended beneath the unit ventilator and at the exterior air intake serving the unit ventilator. These areas should be inspected and cleaned to remove accumulated dust, debris, and any visible fungal-like material, if present.

Apex understands that additional sump pumps are being installed in the tunnel system. This is a reasonable and appropriate measure to help manage water accumulation. In the future, consideration should also be given to adding ventilation to the tunnel system to promote drying and help maintain lower moisture levels. Any ventilation improvements should be designed to suit the tunnel conditions and should not distribute tunnel air into occupied building areas.

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
2026-10-20
16:58-07:00

Chris Boyce
Senior Project Manager

Attachment: Laboratory Analytical Results

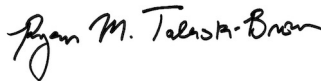
Report for:

Chris Boyce, Che Cheng Lin
PBS Engineering and Environmental: Portland
4412 S Corbett Ave.
Portland, OR 97239

Regarding: Eurofins Built Environment Testing West, LLC
Project: 26011728 Task 003
EML ID: 4744114

Approved by:

Dates of Analysis:
Spore trap analysis: 10-05-2026



Technical Manager
Ryan Talaski-Brown

Service SOPs: Spore trap analysis (EBET-DE-SOP89537(formerly EB-MY-S-1038))
AIHA LAP, LLC accredited service, Lab ID #1122031

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

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: Chris Boyce, Che Cheng Lin
Re: 26011728 Task 003

Date of Sampling: 10-02-2026
Date of Receipt: 10-05-2026
Date of Report: 10-05-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	015-42850567: Classroom 28			016-42850561: Classroom 23		
Comments (see below)	None			None		
Lab ID-Version‡:	24002754-1			24002755-1		
Analysis Date:	10/05/2026			10/05/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Alternaria						
Ascospores	1	25	53			
Basidiospores	1	25	53			
Chaetomium						
Cladosporium				2	25	110
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other brown	1	100	13			
Other colorless						
Penicillium/Aspergillus types†				1	25	53
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes						
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	1+			1+		
Hyphal fragments/m3	27			27		
Pollen/m3	< 13			< 13		
Skin cells (1-4+)	< 1+			< 1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			120			160

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: Chris Boyce, Che Cheng Lin
Re: 26011728 Task 003

Date of Sampling: 10-02-2026
Date of Receipt: 10-05-2026
Date of Report: 10-05-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	017-42850462: Hallway Out of CR 28			018-42851837: Tunnel Access		
Comments (see below)	None			None		
Lab ID-Version‡:	24002756-1			24002757-1		
Analysis Date:	10/05/2026			10/05/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Alternaria				1	100	13
Ascospores	1	25	53	4	25	210
Basidiospores	1	25	53	6	25	320
Chaetomium						
Cladosporium	12	25	640	7	25	370
Curvularia						
Epicoccum				3	100	40
Fusarium						
Myrothecium						
Nigrospora						
Other brown						
Other colorless						
Penicillium/Aspergillus types†				1	25	53
Pithomyces						
Rusts				4	100	53
Smuts, Periconia, Myxomycetes	3	100	40	5	100	67
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	2+			3+		
Hyphal fragments/m3	40			53		
Pollen/m3	< 13			< 13		
Skin cells (1-4+)	< 1+			2+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			790			1,100

Comments:

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 C/O: Chris Boyce, Che Cheng Lin
 Re: 26011728 Task 003

Date of Sampling: 10-02-2026
 Date of Receipt: 10-05-2026
 Date of Report: 10-05-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	019-42851827: Cafeteria			020-42850566: Outside, Courtyard		
Comments (see below)	None			None		
Lab ID-Version‡:	24002758-1			24002759-1		
Analysis Date:	10/05/2026			10/05/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Alternaria						
Ascospores	2	25	110	28	25	1,500
Basidiospores	2	25	110	93	25	5,000
Chaetomium						
Cladosporium	4	25	210	8	25	430
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other brown						
Other colorless						
Penicillium/Aspergillus types†				2	25	110
Pithomyces						
Rusts				2	100	27
Smuts, Periconia, Myxomycetes	1	100	13	1	100	13
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	2+			2+		
Hyphal fragments/m3	40			27		
Pollen/m3	< 13			13		
Skin cells (1-4+)	1+			< 1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			440			7,000

Comments:

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 C/O: Chris Boyce, Che Cheng Lin
 Re: 26011728 Task 003

Date of Sampling: 10-02-2026
 Date of Receipt: 10-05-2026
 Date of Report: 10-05-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	021-42851861: Outside, Due of Classroom 2		
Comments (see below)	None		
Lab ID-Version‡:	24002760-1		
Analysis Date:	10/05/2026		
	raw ct.	% read	spores/m3
Alternaria			
Ascospores	20	25	1,100
Basidiospores	99	25	5,300
Chaetomium			
Cladosporium	5	25	270
Curvularia	1	100	13
Epicoccum	1	100	13
Fusarium			
Myrothecium			
Nigrospora			
Other brown			
Other colorless			
Penicillium/Aspergillus types†			
Pithomyces			
Rusts	2	100	27
Smuts, Periconia, Myxomycetes	1	100	13
Stachybotrys			
Stemphylium			
Torula			
Ulocladium			
Zygomycetes			
Background debris (1-4+)	2+		
Hyphal fragments/m3	27		
Pollen/m3	40		
Skin cells (1-4+)	< 1+		
Sample volume (liters)	75		
§ TOTAL SPORES/m3			6,700

Comments:

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Date of Sampling: 10-02-2026
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SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

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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