

March 28, 2023

Mr. David Zeck, CEFM
Facilities Manager
Franklin Township Board of Education
3228 Coles Mill Rd.
Franklinville, NJ 08322

RE: Indoor Air Quality Inspection Report – March 2023 Janvier Elementary School Epic Project No. 23-1040

Dear Mr. Zeck:

Epic Environmental Services, LLC (Epic) was retained by the Franklin Township Board of Education (District) to perform indoor air quality inspections for five randomly selected areas at the Janvier Elementary School. The inspections consisted of visual observations and the collection of temperature and relative humidity data. Additionally, samples for airborne mold spores were collected in the inspection areas.

The visual inspections focused on signs of moisture, water intrusion, and visible mold growth.

Temperature and relative humidity data were compared to current New Jersey Indoor Air Quality and industry standards.

Epic Environmental performed the inspections on March 17, 2023.

# Acceptable Temperature and Relative Humidity Criteria

Acceptable Indoor Temperature Range: Ideal Relative Humidity Range:

68° - 79° Fahrenheit

30-60%

The following rooms/areas were inspected:

Room 3, Room 7, Room 18, Room 27, Room 26

HEALTH

**SAFETY** 

**ENVIRONMENT** 

Franklin Township Board of Education Indoor Air Quality Inspection Report – March 2023 Janvier Elementary School Epic Project No. 23-1040 March 28, 2023

# Observations, Comments, and Recommendations Weather Conditions: Mostly Cloudy, 59° Fahrenheit, 44% Relative Humidity

#### Room 3

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was below the ideal range (28%). Temperature was within the acceptable range.

Airborne mold spore concentrations were near or below outside (background) concentrations.

No action required at this time.

#### Room 7

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was below the ideal range (24%). Temperature was within the acceptable range.

Airborne mold spore concentrations were near or below outside (background) concentrations.

No action required at this time.

#### Room 18

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was below the ideal range (23%). Temperature was within the acceptable range.

Airborne mold spore concentrations were near or below outside (background) concentrations.

No action required at this time.

#### Room 27

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was below the ideal range (23%). Temperature was within the acceptable range.

Airborne mold spore concentrations were near or below outside (background) concentrations.

No action required at this time.

#### Room 26

No visible mold was observed.

No evidence of recent water intrusion was observed.

Relative humidity was below the ideal range (25%). Temperature was within the acceptable range.

Airborne mold spore concentrations were near or below outside (background) concentrations.

No action required at this time.

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# Air Sample Results

Air samples were collected in each inspection area. Airborne mold spore concentrations were near or below background (outside) concentrations in all areas.

See Sample Data Summary

## **Conclusions and General Recommendations**

- Assure steps are taken to maintain a maximum relative humidity concentration of 60% during the summer months. This will reduce the overall probability of triggering mold activity.
- To prevent respiratory discomfort, maintain a minimum relative humidity of 30% and avoid excessively dry air. In cases where low humidity is causing complaints such as dry throats, a humidifier may be used on a temporary basis.

Please do not hesitate to contact me at 856-205-1077 should you have any questions.

An invoice for the completed project is enclosed.

Regards,

Timothy Eberts

Senior Project Manager

Epic Environmental Services, LLC

James Eberts

President

Epic Environmental Services, LLC

James J. Eleats

Sample Data Summary

Franklin Township Board of Education Indoor Air Quality Inspection Report – March 2023 Janvier Elementary School Epic Project No. 23-1040 March 28, 2023

# Sample Data Summary Air Sampling

Air Samples

March 17, 2023

All Dampies	11242 42 21, 7 - 7 - 7					
Air Sample Location	Airborne Mold Concentrations (spores/m³)					
	Total	Individual Mold Conce	entrations			
Room 3	580	Basidiospores	500			
		Cladosporium	80			
Room 7	200	Basidiospores	200			
Room 18	400	Basidiospores	400			
Room 27	300	Basidiospores	200			
		Cladosporium	100			
Room 26	300	Basidiospores	300			
		Ascospores	200			
Outside	2760	Aspergillus/Penicillium	200			
		Basidiospores	1800			
		Cladosporium	400			
		Myxomycetes	80			
		Pestalotia	80			

- Individual molds listed in green indicate an individual airborne mold level NEAR or BELOW outside the (background) level.
- Individual molds listed in purple were not found in the background sample, but not considered evidence of a water/moisture issue or active mold growth.
- Individual molds listed in red indicate an individual airborne mold level significantly ABOVE the outside (background) level, and may be an indicator of active mold growth in the area.

Airborne mold spore concentrations were near or below background (outside) concentrations.

HEALTH

**SAFETY** 

**ENVIRONMENT** 



## **EMSL Analytical, Inc.**

200 Route 130 North Cinnaminson, NJ 08077 Tel/Fax: (800) 220-3675 / (856) 786-0262

http://www.EMSL.com / cinnmicrolab@emsl.com

Attention: James Eberts

Epic Environmental Services, LLC

80 Fork Bridge Road Pittsgrove, NJ 08318

372304118 EMSL Order: Customer ID: EPIC62 **Customer PO: 23-1040** 

Project ID:

(856) 205-1077 Phone:

(856) 205-0413

Collected Date: 03/17/2023 Received Date: 03/18/2023 Analyzed Date: 03/21/2023

Project: Janvie			9 5-4	lata by Ostical	Microscopy (N	lathade MICPC	-SCP-204 ASTA	# D7304)	
Test Report: Micro-5(™) Analysis of Fungal Spores & Particu Lab Sample Number: 372304118-0001 Client Sample ID: J - 01 Volume (L): 25 Sample Location: Outside		ulates by Optical Microscopy (Methods MICRO 372304118-0002 J - 02 25 Rm 3			372304118-0003 J - 03 25 Rm 7				
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m <sup>a</sup>	% of Total	Raw Count	Count/m³	% of Total
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Aspergillus/Penicillium	2	200	7.2		FAA	00.0		200	100
Basidiospores	22	1800	65.2	<b>i</b> La patente de servicio de	500	86.2	Z Strikt de Balvick	<b>200</b> 30,00,00,00,00,00	
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Scopulariopsis/Microascus									
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Fibrous Particulate (1-4)		1.4							
Background (1-5)	-	3	-	-	2	-	-	1	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Vincent luzzolino, M.S., Laboratory Director or other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without EMSL maintains habitity limited to cost of analysts. Interpretation and use of test results are the responsibility of the client, this report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method timitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control citeria and net method specifications unless otherwise noted. High levels of background particulate can obscure spores and other particulates, feading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollan, fiber particle or insect fragment. "" Denotes particles found at 300X. "" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. Skin & Fibrous ratings: 1 (1-25%), 2 (28-50%), 3 (51-75%), 4 (76-100%) of the background particles.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initia) report from: 03/23/2023 03:46 PM



## EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077 Tel/Fax: (800) 220-3675 / (856) 786-0262

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80 Fork Bridge Road Pittsgrove, NJ 08318 EMSL Order: 372304118 Customer ID: EPIC62 Customer PO: 23-1040

Project ID:

Phone: (856) 205-1077

Fax: (856) 205-0413

Collected Date: 03/17/2023
Received Date: 03/18/2023
Analyzed Date: 03/21/2023

Project: Janvier School IAQ

Lab Sample Number:	372304118-0004 J - 04		ılates by Optical Microscopy (Methods MICRO 372304118-0005 J - 05			372304118-0006 J - 06 25			
Client Sample ID:									
Volume (L): Sample Location:		25 Rm 18	25 Rm 27		23 Rm 26				
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)									
Ascospores	-	- "	<u>-</u>	<del>.</del>		-	·	er og det en er og e	······································
Aspergillus/Penicillium									
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Fibrous Particulate (1-4)									
Background (1-5)		2	-	•	2	- '		3	_

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