



PO Box 385
Oceanville, NJ 08231-0385
E-Mail ahera@comcast.net

Fax 609.652.1140
Phone 609.652.1833

INDOOR AIR QUALITY EVALUATION REPORT

Annual Assessment

Montrose Early Childhood Center
356 Clark Street,
South Orange, NJ 07079

Prepared for

South Orange/Maplewood School District
525 Academy Street
Maplewood, NJ 07040
Attn: Mr. Thomas Giglio

Survey dates:

03/11/2022

Inspection performed by:

Mr. Eric Clarkson

Section I**Introduction**

AHERA Consultants Inc. was retained by the South Orange / Maplewood School District to conduct an annual indoor air quality (IAQ) assessment at the Montrose Early Childhood Center located in South Orange, New Jersey. This assessment was performed at the request of Mr. Thomas Giglio, Facilities Director with the South Orange Maplewood School District.

Section II**Physical Inspection**

Existing Conditions

On March 11, 2022, I Eric Clarkson of AHERA Consultants, Inc. arrived at the Montrose Early Childhood Center. The custodial staff provided access to various areas within the building.

Testing and visual inspection of random areas was performed. HVAC systems within this facility consist of boilers, radiators, unit ventilators and split type air conditioning units. Periodic maintenance is performed on the system(s).

Based on my observations I determined that ambient air sampling to assess current air quality conditions with respect to temperature, humidity, carbon dioxide CO₂, carbon monoxide CO, mold screening and airborne asbestos in random locations inside the building would be appropriate.

Section III**Sampling Procedures**

- ◇ Indoor air quality measurements for temperature, humidity, CO₂ and CO were taken utilizing a Model 7545 IAQ-Calc Indoor Air Quality Meter. (See IAQ Investigation Logs provided within this report)
- ◇ Asbestos air sampling was conducted utilizing TEM sampling media and a high-volume air sampling pump calibrated to 10 LPM. Testing was conducted in the Boiler Room.
- ◇ Air sampling for airborne fungal bioaerosols was performed utilizing Air-O-Cell Cassettes. 150 liters of air was drawn through each sample. The sampling media was submitted to EMSL Analytical Laboratories in Piscataway, NJ for analysis. Air samples were analyzed within a 72-hour turnaround period.

Section IV**Testing Results**

◇ **Air-O-Cell Sampling Results** **March 11, 2022**

ANALYSIS OF FUNGAL SPORES & PARTICULATES BY OPTICAL MICROSCOPY: AIR-O-CELL Cassette

SAMPLE ID #	SAMPLE LOCATION	PARTICLE ID	COUNT/ m3
ECC-01	1 ST Floor hallway	Aspergillus/Penicillium	240
		Basidiospores	200
		Cladosporium	20
		Total Fungi	460
ECC-02	Outdoor Control Sample	Alternaria (Ulocladium)	20
		Ascospores	20
		Aspergillus/Penicillium	200
		Basidiospores	280
		Bipolaris	30
		Cladosporium	2470
		Curvularia	20
		Epicoccum	100
		Myxomycetes	200
		Nigrospora	20
		Total Fungi	3360

Results: Concentrations of indoor fungal spores were comparable to and considerably lower than the outdoor control sample with respect to the total counts of fungal structures per cubic meter of air (FS/m³). No visible active mold growth was observed at the time of this assessment.

◇ **Asbestos Air Sampling Results** **March 11, 2022**

Asbestos Fiber Analysis by Transmission Electron Microscopy (TEM)

SAMPLE ID #	SAMPLE LOCATION	Asbestos Type(s)	Asbestos Concentration (S/CC ²)
ECC-01	Boiler Room	None Detected	<.0044

Results: Sample was “none detected” for asbestos structures.

Section V **Interpretation of Results**

At this time there are no governmental standards regarding Indoor Air Quality. The Occupational Safety and Health Association (OSHA) and the National Institute of Occupational Safety and Health (NIOSH), as well as other occupational health related associations, have not established permissible exposure levels (PELs), recommended exposure limits (RELs), or other limit values for aeroallergens. (See EMSL Expanded Fungal Report) provided herein.

Most of the fungi detected in typical indoor investigations are considered common to both indoor and outdoor environments. These include species that belong to the genera Cladosporium, Aspergillus, Penicillium, Alternaria, Basidiospores and others. False negative and false positive data are possible. However, it is generally accepted in the “indoor air quality” industry that indoor fungal growth is undesirable and may necessitate removal or other appropriate remedial actions.

No remedial project should be based solely on data obtained from culturable fungal bioaerosols to represent a threshold value having a medical or health significance with respect to exposure, nor is it necessarily representative of an unacceptable indoor environment. Rather, it is intended to be a “reactionary threshold” to incite further investigation as to the cause(s) of what is considered to be an above average concentration for culturable indoor bioaerosols.

Under the Public Employees Occupational Safety and Health Program there is currently an indoor air quality standard for the state of New Jersey (NJAC 12:100-13). Additionally, there are recommendations under ASHRAE "The American Society of Heating, Refrigeration, and Air Conditioning Engineers for the Indoor Environment.

Under NJAC 12:100-13 a range of 68 to 79 degrees Fahrenheit is the desired temperature range to maintain with Carbon Dioxide (CO²) not exceeding 1000 ppm. If Carbon Dioxide (CO²) exceeds 1000 PPM the HVAC system should be evaluated for proper operation.

ASHRAE recommends that a relative humidity between 30% and 60% are acceptable, readings in excess of 70% is considered a friendly environment to microorganisms such as mold.

Carbon Monoxide (CO) levels based on OSHA limits long-term workplace exposure levels to 50 ppm over an 8-hour time weighted average. The Threshold Limit Value or TLV for carbon monoxide is 25 ppm.

Section VI	Observations/Recommended Response Actions
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Observations: Results of the air testing conducted during this assessment did not indicate abnormal or exceptional concentrations of airborne fungal bioaerosols at the time of testing. Relative humidity throughout the building was well below the recommended 30% at the time of testing indicating very dry conditions. The temperature, carbon dioxide and carbon monoxide levels were all within acceptable ranges.

Sampling results for airborne asbestos fibers were none detected.

Recommendations: Continue to monitor relative humidity (RH) within the building during different times of the year. RH is typically lower during the winter months due to the heating season.

To prevent creating environments that would promote mold proliferation all sources of excessive moisture/water infiltration should be identified, controlled and/or eliminated when/if they occur.


Finally, increasing fresh air exchanges within interior spaces should help ameliorate and/or maintain acceptable indoor air quality. Proper cleaning procedures will help eliminate dirt/dust & fungal spore accumulations as well.

Maintain all asbestos containing materials in an intact condition and do not disturb.

ATTACHMENTS:

- IAQ Investigation Logs - (4 Pages)
- Asbestos Fiber Analysis Report (1 Page)
- EMSL Expanded Fungal Assessment Report - (15 Pages)

IAQ Investigation Log


Test ID:	Montrose Early Childhood Center		1st Floor Hallway	
Model Number:	IAQ Calc 7545			
Serial Number:	T75451321002			
Test ID:	21			
Test Abbreviation:	Test 021			
Start Date:	3/11/2022			
Start Time:	14:47:21			
Duration (dd:hh:mm:ss):	0:00:01:35			
Log Interval (mm:ss):	0:05			
Number of points:	5			
Notes:	Test 021			

Statistics	Channel:	CO2 - Carbon Dioxide	T - Temperature	H - Humidity	CO - Carbon Monoxide
	Units:	ppm	deg F	%rh	ppm
	Average:	466	77.4	18	4
	Minimum:	462	76.5	16	4
	Time of Minimum:	14:48:56	14:47:26	14:48:56	14:48:56
	Date of Minimum:	3/11/2022	3/11/2022	3/11/2022	3/11/2022
	Maximum:	473	77.9	19.7	4
	Time of Maximum:	14:47:46	14:48:36	14:47:26	14:47:26
	Date of Maximum:	3/11/2022	3/11/2022	3/11/2022	3/11/2022

Calibration	Meter:	6/2/2021			
Calibration	Sensor:	CO2 - Carbon Dioxide	T-Temperature	H-Humidity	CO - Carbon Monoxide
	Cal. Date	6/2/2021	6/2/2021	6/2/2021	6/2/2021

Date	Time	CO2 - Carbon Dioxide	T-Temperature	H-Humidity	CO - Carbon Monoxide
MM/DD/YYYY	hh:mm:ss	ppm	deg F	%rh	ppm
3/11/2022	14:47:26	466	76.5	19.7	4
3/11/2022	14:47:46	473	77.1	19.7	4
3/11/2022	14:48:18	463	77.7	17.5	4
3/11/2022	14:48:36	467	77.9	17.1	4
3/11/2022	14:48:56	462	77.7	16	4

IAQ Investigation Log


Test ID:	Montrose Early Childhood Center	2nd Floor Hallway
Model Number:	IAQ Calc 7545	
Serial Number:	T75451321002	
Test ID:	22	
Test Abbreviation:	Test 022	
Start Date:	3/11/2022	
Start Time:	14:52:15	
Duration (dd:hh:mm:ss):	0:00:00:48	
Log Interval (mm:ss):	0:05	
Number of points:	5	
Notes:	Test 022	

Statistics	Channel:	CO2 - Carbon Dioxide	T - Temperature	H - Humidity	CO - Carbon Monoxide
	Units:	ppm	deg F	%rh	ppm
	Average:	451	74.6	13.7	4.1
	Minimum:	442	74.1	13.1	4
	Time of Minimum:	14:52:45	14:53:03	14:52:45	14:52:20
	Date of Minimum:	3/11/2022	3/11/2022	3/11/2022	3/11/2022
	Maximum:	476	74.9	14.8	4.2
	Time of Maximum:	14:52:20	14:52:20	14:52:20	14:52:54
	Date of Maximum:	3/11/2022	3/11/2022	3/11/2022	3/11/2022

Calibration	Meter:	6/2/2021			
Calibration	Sensor:	CO2 - Carbon Dioxide	T-Temperature	H-Humidity	CO - Carbon Monoxide
	Cal. Date	6/2/2021	6/2/2021	6/2/2021	6/2/2021

Date	Time	CO2 - Carbon Dioxide	T-Temperature	H-Humidity	CO - Carbon Monoxide
MM/DD/YYYY	hh:mm:ss	ppm	deg F	%rh	ppm
3/11/2022	14:52:20	476	74.9	14.8	4
3/11/2022	14:52:36	446	74.9	13.3	4.1
3/11/2022	14:52:45	442	74.7	13.1	4.2
3/11/2022	14:52:54	442	74.4	13.5	4.2
3/11/2022	14:53:03	448	74.1	13.6	4.1

IAQ Investigation Log


Test ID:	Montrose Early Childhood Center		Ground Floor Hallway	
Model Number:	IAQ Calc 7545			
Serial Number:	T75451321002			
Test ID:	23			
Test Abbreviation:	Test 023			
Start Date:	3/11/2022			
Start Time:	14:55:11			
Duration (dd:hh:mm:ss):	0:00:00:50			
Log Interval (mm:ss):	0:05			
Number of points:	5			
Notes:	Test 023			

Statistics	Channel:	CO2 - Carbon Dioxide	T - Temperature	H - Humidity	CO - Carbon Monoxide
	Units:	ppm	deg F	%rh	ppm
	Average:	486	76.2	17.2	4
	Minimum:	462	75.5	15.9	4
	Time of Minimum:	14:55:16	14:55:16	14:55:16	14:56:01
	Date of Minimum:	3/11/2022	3/11/2022	3/11/2022	3/11/2022
	Maximum:	501	76.7	17.7	4.1
	Time of Maximum:	14:55:37	14:56:01	14:55:37	14:55:25
	Date of Maximum:	3/11/2022	3/11/2022	3/11/2022	3/11/2022

Calibration	Meter:	6/2/2021			
Calibration	Sensor:	CO2 - Carbon Dioxide	T-Temperature	H-Humidity	CO - Carbon Monoxide
	Cal. Date	6/2/2021	6/2/2021	6/2/2021	6/2/2021

Date	Time	CO2 - Carbon Dioxide	T-Temperature	H-Humidity	CO - Carbon Monoxide
MM/DD/YYYY	hh:mm:ss	ppm	deg F	%rh	ppm
3/11/2022	14:55:16	462	75.5	15.9	4
3/11/2022	14:55:25	471	76	17.7	4.1
3/11/2022	14:55:37	501	76.3	17.7	4
3/11/2022	14:55:49	497	76.5	17.5	4
3/11/2022	14:56:01	498	76.7	17.1	4

IAQ Investigation Log

Test ID:	Montrose Early Childhood Center		Outdoor Control Sample	
Model Number:	IAQ Calc 7545			
Serial Number:	T75451321002			
Test ID:	24			
Test Abbreviation:	Test 024			
Start Date:	3/11/2022			
Start Time:	15:57:24			
Duration (dd:hh:mm:ss):	0:00:00:43			
Log Interval (mm:ss):	0:05			
Number of points:	5			
Notes:	Test 024			

Statistics	Channel:	CO2 - Carbon Dioxide	T - Temperature	H - Humidity	CO - Carbon Monoxide
	Units:	ppm	deg F	%rh	ppm
	Average:	442	57.8	22.5	4.8
	Minimum:	437	55.3	22.2	4.5
	Time of Minimum:	15:57:57	15:57:38	15:57:38	15:58:07
	Date of Minimum:	3/11/2022	3/11/2022	3/11/2022	3/11/2022
	Maximum:	450	59.3	23	5.2
	Time of Maximum:	15:57:29	15:58:07	15:57:29	15:57:29
	Date of Maximum:	3/11/2022	3/11/2022	3/11/2022	3/11/2022

Calibration	Meter:	6/2/2021			
Calibration	Sensor:	CO2 - Carbon Dioxide	T-Temperature	H-Humidity	CO - Carbon Monoxide
	Cal. Date	6/2/2021	6/2/2021	6/2/2021	6/2/2021

Date	Time	CO2 - Carbon Dioxide	T-Temperature	H-Humidity	CO - Carbon Monoxide
MM/DD/YYYY	hh:mm:ss	ppm	deg F	%rh	ppm
3/11/2022	15:57:29	450	57.5	23	5.2
3/11/2022	15:57:38	439	55.3	22.2	5
3/11/2022	15:57:47	444	58.1	22.3	4.7
3/11/2022	15:57:57	437	58.7	22.5	4.7
3/11/2022	15:58:07	440	59.3	22.7	4.5



EMSL Analytical, Inc.

1056 Stelton Road Piscataway, NJ 08854
Tel/Fax: (732) 981-0550 / (732) 981-0551
<http://www.EMSL.com> / piscatawaylab@emsl.com

EMSL Order: 052201005
Customer ID: AHER50
Customer PO:
Project ID:

Attention: Ahera Consultants, INC
Ahera Consultants, Inc.
PO Box 385
Oceanville, NJ 08231-0385

Phone: (609) 652-1833
Fax: (609) 652-1140
Received Date: 03/14/2022 09:00 AM
Analysis Date: 03/16/2022
Collected Date: 03/11/2022

Project: 22-6032 / Montrose Early Childhood Center, 356 Clark Street, South Orange, NJ 07079

Test Report: Asbestos Fiber Analysis by Transmission Electron Microscopy (TEM) Performed by EPA 40 CFR Part 763 Appendix A to Subpart E

Sample	Location	Volume (Liters)	Area Analyzed (mm ²)	Non Asb	Asbestos Type(s)	#Structures		Analytical Sensitivity (S/cc)	Asbestos Concentration	
						≥0.5μ < 5μ	≥5μ		(S/mm ²)	(S/cc)
ECC-01 052201005-0001	Boiler Room	1350.00	0.0645	0	None Detected	0	0	0.0044	<16.00	<0.0044

Analyst(s)

Colin Slattery (1)

Chaiyut Sae Lao, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Piscataway, NJ NYS ELAP 11423, NVLAP Lab Code 101048-2, NJ NELAC 12037, Philadelphia 289, CT PH-0266

Initial report from: 03/17/2022 07:40 AM



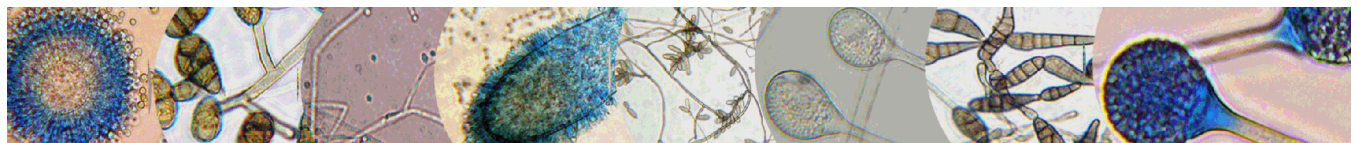
EXPANDED FUNGAL ASSESSMENT REPORT TM

Prepared Exclusively For

AHERA Consultants, Inc.
PO Box 385
Oceanville, NJ 08231-0385
Phone:609-652-1833

Report Date: 3/17/2022
Project: 22-6032 / South Orange / Maplewood School District, Montrose Early Childhood Center,
356 Clark Street, South Orange, NJ 07079
EMSL Order: 052201001

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1056 Stelton Road Piscataway, NJ 08854
Phone: (732) 981-0550 Fax: (732) 981-0551

Web: <http://www.EMSL.com>

Email: piscatawaylab@emsl.com

Attn: AHERA Consultants, INC
AHERA Consultants, Inc.
PO Box 385
Oceanville, NJ 08231-0385

EMSL Order: 052201001
Customer ID: AHER50
Collected: 3/11/2022
Received: 3/14/2022
Analyzed: 3/16/2022

Proj: 22-6032 / South Orange / Maplewood School District, Montrose Early Childhood Center, 356 Clark Street, South Orange, NJ 07079

1. Description of Analysis

Analytical Laboratory

EMSL Analytical, Inc. (EMSL) is a nationwide, full service, analytical testing laboratory network providing Asbestos, Mold, Indoor Air Quality, Microbiological, Environmental, Chemical, Forensic, Materials, Industrial Hygiene and Mechanical Testing services since 1981. Ranked as the premier independently owned environmental testing laboratory in the nation, EMSL puts analytical quality as its top priority. This quality is recognized by many well-respected federal, state and private accrediting agencies, and assured by our high-quality personnel, including many Ph.D. microbiologists and mycologists.

EMSL is an independent laboratory that performed the analysis of these samples. EMSL did not conduct the sampling or site investigation for this report. The samples referenced herein were analyzed under strict quality control procedures using state-of-the-art microbiological methods. The analytical methods used and the data presented are scientifically and legally defensible.

The laboratory data is provided in compliance with ISO-IEC 17025 guidelines for the particular test(s) requested, including any associated limitations for the methods employed. These data are intended for use by professionals having knowledge of the testing methods necessary to interpret them accurately.

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Air Samples - Spore traps:

Spore traps are commercially available sampling devices that capture airborne particles on an adhesive slide. Air is pulled through the device using a vacuum pump. Spores, as well as other airborne particles, are impacted on the collection adhesive. Using spore trap collection methods has inherent limitations. These collection methods are biased towards larger spore sizes.

The analysis for total spore counts is a direct microscopic examination and does not include culturing or growing the fungi. Therefore, the results include both viable and non-viable spores. Some fungal groups produce similar spore types that cannot be distinguished by direct microscopic examination alone (i.e., *Aspergillus/Penicillium*, and others). Other spore types may lack distinguishing features that aid in their identification. These types are grouped into larger categories such as Ascospores or Basidiospores.

Fungal spores are identified and grouped by morphological characteristics including color, shape, septation, ornamentation, and fruiting structures (if present) which are compared to published mycological identification keys and texts. EMSL reports provide spore counts per cubic meter of air to three significant figures. Please note that each spore category is reported to three significant figures. Due to rounding and the application of three significant figures the sum of the individual spore numbers may not equal the total spore count on the report. EMSL does not maintain responsibility for final volume concentrations (counts/m³) since this volume is provided by the field collector and cannot be verified by EMSL.

EMSL analyzes spore traps using phase contrast microscopy. 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, EMSL 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 rating system is from 1-5 with 1 = 1 - 25% of the background obscured by material, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76% - 99%, 5 = 100% or overloaded. A background rating of 4 or higher should be regarded as a minimum count since the actual concentrations may be higher than those reported. EMSL will not be held responsible for overloading of samples. Sample volumes are left to the discretion of the company or persons conducting the fieldwork.

Skin fragment density is the percentage of skin cells making up the total background material, 1 = 1 - 25%, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76-100%. Skin fragment density is considered an indication of the general cleanliness in the area sampled. It has been estimated that up to 90% of household dust consists of dead skin cells.

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Web: <http://www.EMSL.com>

Email: piscatawaylab@emsl.com

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AHERA Consultants, Inc.
PO Box 385
Oceanville, NJ 08231-0385

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Collected: 3/11/2022
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Proj: 22-6032 / South Orange / Maplewood School District, Montrose Early Childhood Center, 356 Clark Street, South Orange, NJ 07079

2. Analytical Results

See attached data reports and charts.

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Web: <http://www.EMSL.com>

Email: piscatawaylab@emsl.com

Attn: AHERA Consultants, INC
AHERA Consultants, Inc.
PO Box 385
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Received: 3/14/2022
Analyzed: 3/16/2022

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Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	052201001-0001			052201001-0002					
Client Sample ID:	ECC-01			ECC-02					
Volume (L):	150			150					
Sample Location:	1st Floor Hallway			Outdoor Control Sample					
Spore Types	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total			
Alternaria (Ulocladium)	-	-	-	1	20	0.6			
Ascospores	-	-	-	1	20	0.6			
Aspergillus/Penicillium	11	240	52.2	7	200	6			
Basidiospores	7	200	43.5	13	280	8.3			
Bipolaris++	-	-	-	5*	30*	0.9			
Chaetomium++	-	-	-	-	-	-			
Cladosporium	1	20	4.3	113	2470	73.5			
Curvularia	-	-	-	1	20	0.6			
Epicoccum	-	-	-	5	100	3			
Fusarium++	-	-	-	-	-	-			
Ganoderma	-	-	-	-	-	-			
Myxomycetes++	-	-	-	7	200	6			
Pithomyces++	-	-	-	-	-	-			
Rust	-	-	-	-	-	-			
Scopulariopsis/Microascu	-	-	-	-	-	-			
Stachybotrys/Memnoniella	-	-	-	-	-	-			
Unidentifiable Spores	-	-	-	-	-	-			
Zygomycetes	-	-	-	-	-	-			
Nigrospora	-	-	-	1	20	0.6			
Total Fungi	19	460	100	154	3360	100			
Hyphal Fragment	-	-	-	6	100	-			
Insect Fragment	-	-	-	-	-	-			
Pollen	-	-	-	7*	50*	-			
Analyt. Sensitivity 600x	-	22	-	-	22	-			
Analyt. Sensitivity 300x	-	7*	-	-	7*	-			
Skin Fragments (1-4)	-	1	-	-	1	-			
Fibrous Particulate (1-4)	-	1	-	-	1	-			
Background (1-5)	-	1	-	-	2	-			

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

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

Nicholas Maslowski, Microbiology Lab Manager
or Other Approved Signatory

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 written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. 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 criteria and met method specifications unless otherwise noted. High levels of background particulate can obscure spores and other particulates, leading 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, pollen, 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 (26-50%), 3 (51-75%), 4 (76-100%) of the background particles.

Initial report from: 03/17/2022 07:37:58

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Phone: (732) 981-0550 Fax: (732) 981-0551

Web: <http://www.EMSL.com>

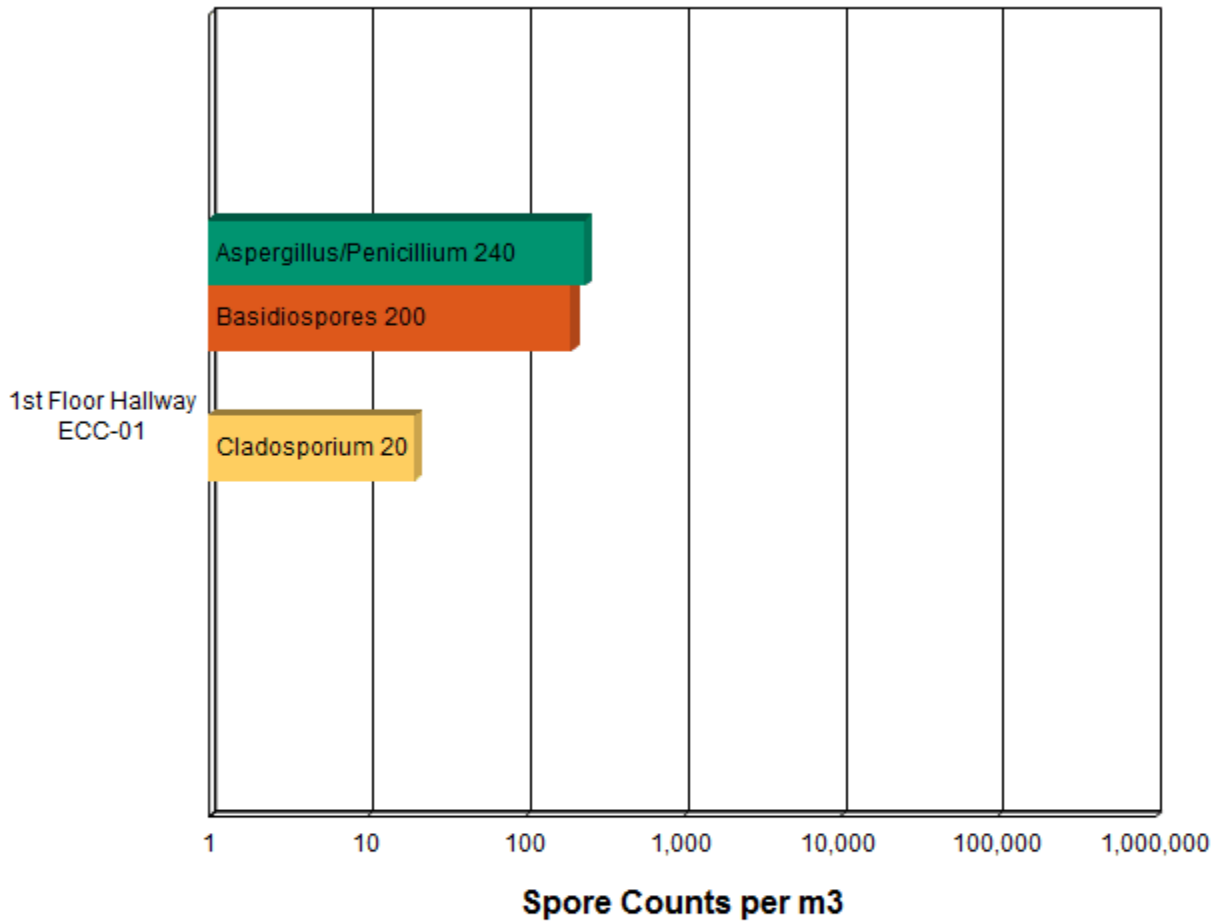
Email: piscatawaylab@emsl.com

Attn: AHERA Consultants, INC
AHERA Consultants, Inc.
PO Box 385
Oceanville, NJ 08231-0385

EMSL Order: 052201001
Customer ID: AHER50
Collected: 3/11/2022
Received: 3/14/2022
Analyzed: 3/16/2022

Proj: 22-6032 / South Orange / Maplewood School District, Montrose Early Childhood Center, 356 Clark Street, South Orange, NJ 07079

Spore Trap Report: Total Counts



■ Alternaria (Ulocladium)	■ Ascospores	■ Aspergillus/Penicillium
■ Basidiospores	■ Bipolaris++	■ Cladosporium
■ Curvularia	■ Epicoccum	■ Myxomycetes++
■ Nigrospora		

* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

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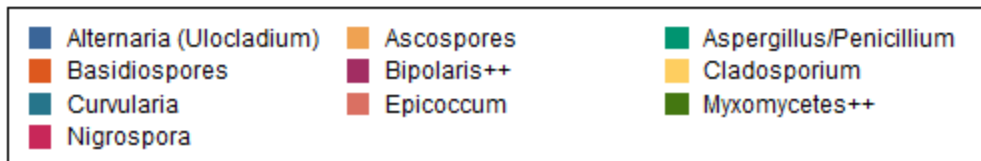
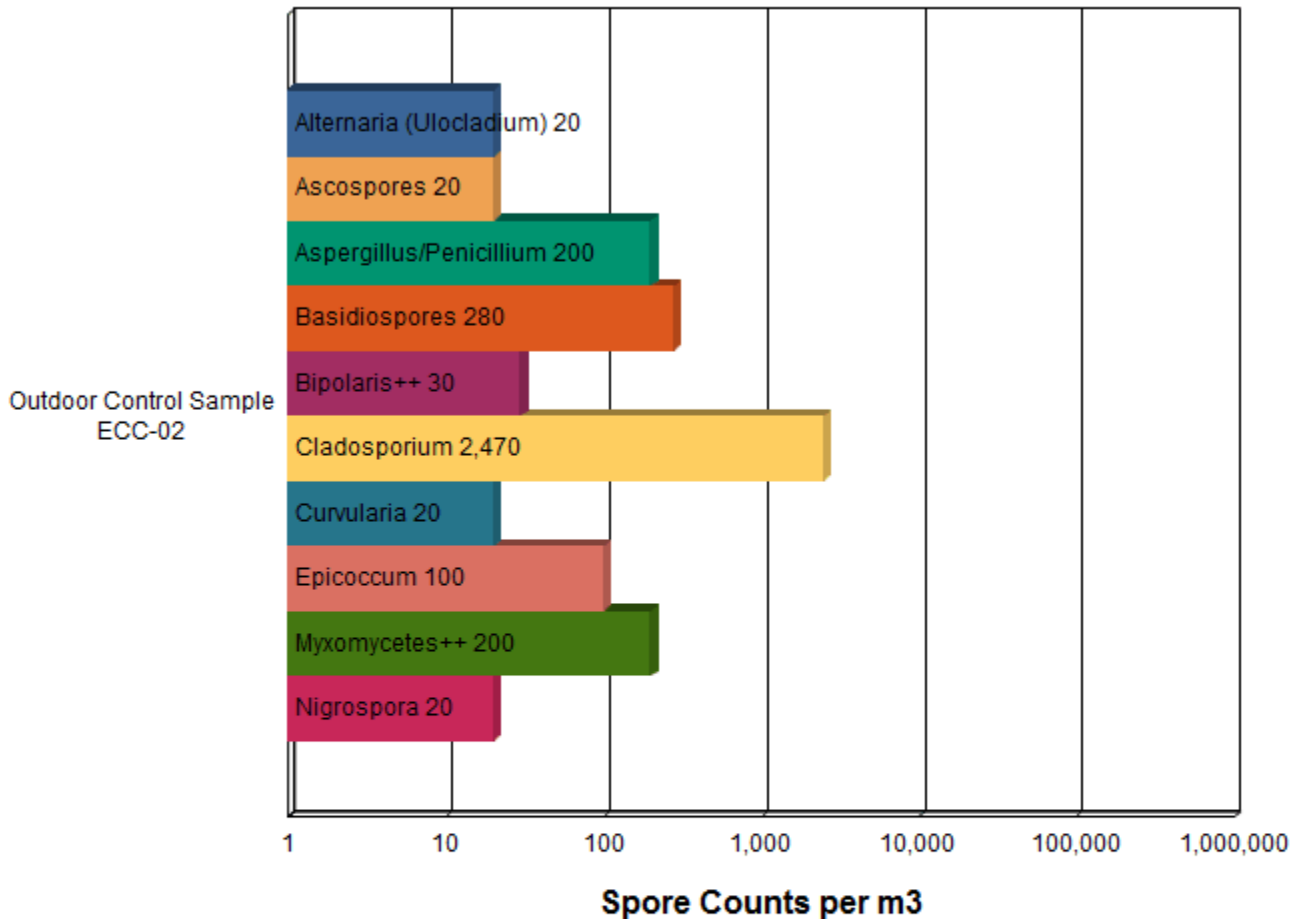
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Spore Trap Report: Total Counts



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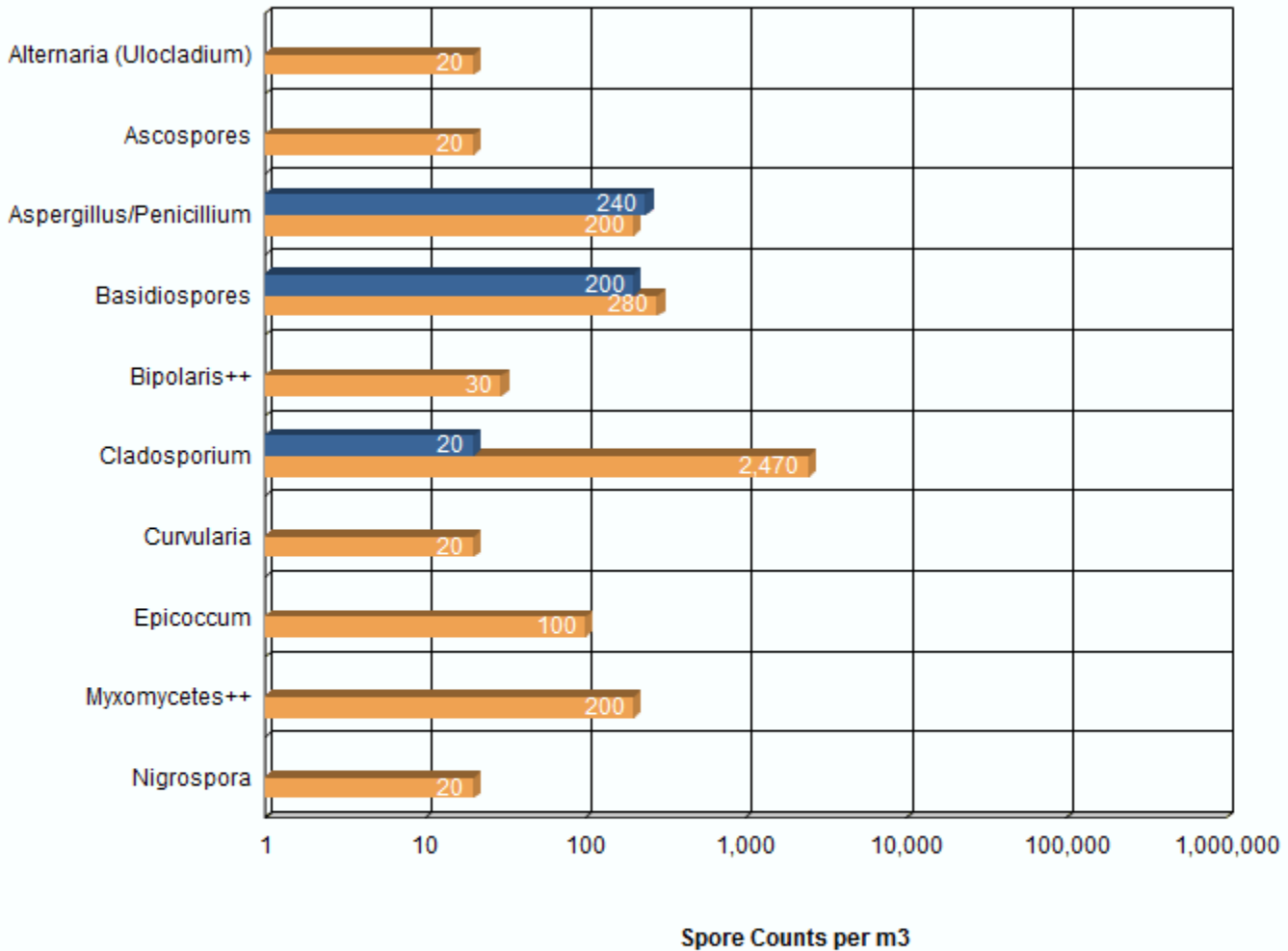
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Background Comparison Chart



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3. Understanding the Results

EMSL Analytical, Inc. is an independent laboratory, providing unbiased and scientifically valid results. These data represent only a portion of an overall IAQ investigation. Visual information and environmental conditions measured during the site assessment (humidity, moisture readings, etc.) are crucial to any final interpretation of the results. Many factors impact the final results; therefore, result interpretation should only be conducted by qualified individuals. The American Conference of Governmental Industrial Hygienists (ACGIH) has published a good reference book covering sampling and data interpretation. It is entitled, Bioaerosols: Assessment and Control, 1999.

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish "safe" or "unsafe" levels (i.e., permissible exposure limits).

It is generally accepted in the industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define the conditions warranting mold remediation. Always remember that water is the key. Preventing water damage or water condensation will prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any questions.



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4. Glossary of Fungi

ALTERNARIA(ULOCLADIUM)	
Natural Habitat	Common saprobe and pathogen of plants. Typically found on plant tissue, decaying wood, and foods. Soil . Air outdoors.
Suitable Substrates in the Indoor Environment	Indoors near condensation (window frames, showers), House dust (in carpets, and air). Also colonizes building supplies, computer disks, cosmetics, leather, optical instruments, paper, sewage, stone monuments, textiles, wood pulp, and jet fuel
Water Activity	Aw =0.85-0.88 (water damage indicator)
Mode of Dissemination	Wind
Allergic Potential	Type I allergies (hay fever, asthma), Type III (hypersensitivity pneumonitis)
Potential or Opportunistic Pathogens	Phaeohyphomycosis (causing cystic granulomas in the skin and subcutaneous tissue). In immunocompetent patients, Alternaria colonizes the paranasal sinuses, leading to chronic hypertrophic sinusitis
Industrial Uses	Biocontrol of weed plants -Biocontrol fungal plant pathogens.
Potential Toxins Produced	Alternariol (AOH) . Alternariol monomethylether (AME). Tenuazonic acid (TeA). Altenuene (ALT). Altertoxins (ATX)
Other Comments	Many species of Ulocladium have been renamed as Alternaria. Alternaria spores are one of the most common and potent indoor and outdoor airborne allergens. Additionally, Alternaria sensitization has been determined to be one of the most important factors in the onset of childhood asthma. Synergy with Cladosporium or Ulocladium may increase the severity of symptoms
References	Alternaria redefined. J. Woudenberg et al., Studies in Mycology. Volume 75, June 2013, Pages 171-212

ASCOSPORES	
Natural Habitat	Everywhere in nature.
Suitable Substrates in the Indoor Environment	Depends on genus and species.
Water Activity	Depends on genus and species.
Mode of Dissemination	Forcible ejection or passive release and dissemination by wind or insects.
Allergic Potential	Depends on genus and species.
Potential or Opportunistic Pathogens	Depends on genus and species.
Industrial Uses	Depends on genus and species.
Potential Toxins Produced	Depends on genus and species.
Other Comments	Ascospores are the result of sexual reproduction and produced in a saclike structure called an ascus. All ascospores belong to members of the Phylum Ascomycota, which encompasses a plethora of genera worldwide.

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ASPERGILLUS/PENICILLIUM

Natural Habitat	Plant debris ·Seed ·Cereal crops
Suitable Substrates in the Indoor Environment	Grows on a wide range of substrates indoors ·Prevalent in water damaged buildings ·Foods (blue mold on cereals, fruits, vegetables, dried foods) ·House dust ·Fabrics ·Leather ·Wallpaper ·Wallpaper glue
Water Activity	Aw=0.75-0.94
Mode of Dissemination	Wind ·Insects
Allergic Potential	Type I (hay fever, asthma) ·Type III (hypersensitivity)
Potential or Opportunistic Pathogens	Possible depending on the species.
Industrial Uses	Many depending on the species
Potential Toxins Produced	Possible depending on the species.
Other Comments	Spores of Aspergillus and Penicillium (including others such as Acremonium, Talaromyces, and Paecilomyces) are small and spherical with few distinguishing characteristics. They cannot be differentiated or speciated by non-viable impaction sampling methods. Some species with very small spores may be undercounted in samples with high background debris.

BASIDIOSPORES

Natural Habitat	Forest floors. Lawns .Plants (saprobes or pathogens depending on genus)
Suitable Substrates in the Indoor Environment	Depends on genus. Wood products
Water Activity	Unknown.
Mode of Dissemination	Forcible ejection. Wind currents.
Allergic Potential	Type I allergies (hay fever, asthma) . Type III (hypersensitivity pneumonitis)
Potential or Opportunistic Pathogens	Depends on genus.
Industrial Uses	Edible mushrooms are used in the food industry.
Potential Toxins Produced	Amanitins. monomethyl-hydrazine. muscarine. ibotenic acid. psilocybin.
Other Comments	Basidiospores are the result of sexual reproduction and formed on a structure called the basidium. Basidiospores belong to the members of the Phylum Basidiomycota, which includes mushrooms, shelf fungi, rusts, and smuts.

BIPOLARIS++

Natural Habitat	Plant saprophyte.Plant pathogen of many plants, causing leaf rot, crown rot, and root rot on warm season turf grasses
Suitable Substrates in the Indoor Environment	House plants, Indoor building materials
Free moisture required for mold growth	Unknown
Mode of Dissemination	Wind
Allergic Potential	Hay fever, asthma. Allergic and chronic invasive sinusitis
Potential or Opportunistic Pathogens	Invasive sinusitis, disseminated mycoses, peritonitis, keratitis, phaeohyphomycosis
Potential Toxins	Can potentially produce sterigmatocystin.
Other Comments	Includes Bipolaris, Drechslera, Exserohilum.

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CLADOSPORIUM

Natural Habitat	Dead plant matter. Straw. Soil. Woody plants
Suitable Substrates in the Indoor Environment	Fiberglass duct liner. Paint. Textiles. Found in high concentration in water-damaged building materials.
Water Activity	Aw 0.84-0.88
Mode of Dissemination	Air
Allergic Potential	Type I (asthma and hay fever).
Potential or Opportunistic Pathogens	Edema. keratitis. onychomycosis. pulmonary infections. Sinusitis.
Industrial Uses	Produces 10 antigens.
Potential Toxins Produced	Cladosporin and Emodin.

CURVULARIA

Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Suitable Substrates in the Indoor Environment	Paper, wood products
Free moisture required for mold growth	Unknown
Mode of Dissemination	Wind
Allergic Potential	Hay fever, asthma, allergic fungal sinusitis
Potential or Opportunistic Pathogens	In immunocompromised patients can cause cerebral abscess, endocarditis, mycetoma, ocular keratitis, onychomycosis, and pneumonia.

EPICOCCUM

Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Suitable Substrates in the Indoor Environment	Paper, textiles
Water Activity	0.86-0.90
Mode of Dissemination	Wind
Allergic Potential	Hay fever, asthma
Potential or Opportunistic Pathogens	Unknown

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MYXOMYCETES++	
Natural Habitat	Decaying logs, Dead leaves , Dung , Lawns , Mulched flower beds, Lawns
Suitable Substrates in the Indoor Environment	Rotting lumber
Free moisture required for mold growth	Unknown
Mode of Dissemination	Insects, Water, Wind
Allergic Potential	Type I
Potential or Opportunistic Pathogens	Unknown
Industrial Uses	
Other Comments	Includes Myxomycetes, Smut, Rust, and Periconia.

NIGROSPORA	
Natural Habitat	Common on live or dead grass, seeds & soil.
Suitable Substrates in the Indoor Environment	Unknown
Water Activity	Unknown
Mode of Dissemination	Forcibly projected.
Allergic Potential	Type 1 allergies (hay fever, asthma)
Potential or Opportunistic Pathogens	Keratitis & skin lesions

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All changes in the scope of work or turnaround time requested by the client after sample acceptance must be made in writing and confirmed in writing by EMSL. If requested changes result in a change in cost the client must accept payment responsibility. In the event work is cancelled by a client, EMSL will complete work in progress and invoice for work completed to the point of cancellation notice. EMSL is not responsible for holding times that are exceeded due to such changes.

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Chain of Custody

Client: AHERA Consultants, Inc.
PO Box 385
Oceanville, NJ 08231-0385

Phone: (609) 652-1833

E-Mail: info@aherainc.com

Fax: (609) 652-1140

Project No: 22-6032

Project Name: Montrose Early Childhood Center
356 Clark Street

South Orange, NJ 07079

Contact: E. Clarkson

TYPE:

ASBESTOS		LEAD		OTHER	
<input checked="" type="checkbox"/> AIR	<input type="checkbox"/> SOIL	<input type="checkbox"/> AIR	<input type="checkbox"/> SOIL	_____	_____
<input type="checkbox"/> BULK	<input type="checkbox"/> DUST	<input type="checkbox"/> BULK	<input type="checkbox"/> PAINT	_____	_____
<input type="checkbox"/> WATER	<input type="checkbox"/> OTHER	<input type="checkbox"/> WATER	<input type="checkbox"/> OTHER	_____	_____

ANALYSIS METHOD:

<input type="checkbox"/> PCM: NIOSH 7400	<input type="checkbox"/> PLM: BULK ASBESTOS EPA600	<input checked="" type="checkbox"/> TEM: AHERA
<input type="checkbox"/> PCM: OSHA	<input type="checkbox"/> PLM: POINT COUNTING	<input type="checkbox"/> TEM: NIOSH 7402
<input type="checkbox"/> PCM: OTHER	<input type="checkbox"/> PLM: OTHER	<input type="checkbox"/> TEM: EPA LEVEL II
	<input type="checkbox"/> PLM EPA NOB (gravimetric reduction)	<input type="checkbox"/> TEM: ASBESTOS IN WATER
<input type="checkbox"/> AAS LEAD IN DRINKING WATER	<input type="checkbox"/> TEM: BULK ANALYSIS	
<input type="checkbox"/> AAS LEAD IN PAINT	<input type="checkbox"/> TEM: MICROVAC DUST	
<input type="checkbox"/> AAS OTHER LEAD	<input type="checkbox"/> TEM: EPA NOB (gravimetric reduction)	
<input type="checkbox"/> AAS OTHER METALS		
<input type="checkbox"/> AAS NIOSH 7082 (LEAD IN AIR)	<input type="checkbox"/> TOTAL DUST: EPA/OSHA	

TURN AROUND TIME:

5 DAY 72 HOUR 48 HOUR 24 HOUR 6 HOUR _____

SAMPLE NUMBERS:

CLIENT SAMPLE NUMBERS: ECC-01 TO ECC-01 TOTAL: 1EA.

RELINQUISHED: <u>[Signature]</u>	DATE: <u>03/11/2022</u>	TIME: _____
RECEIVED: _____	DATE: _____	TIME: _____
SAMPLE LOG-IN: _____	DATE: _____	TIME: _____
ANALYZED: _____	DATE: _____	TIME: _____
REVIEWED: _____	DATE: _____	TIME: _____
ARCHIVED: _____	DATE: _____	TIME: _____
RELEASED: _____	DATE: _____	TIME: _____

RECEIVED



MAR 14 2022
BY SP 9:00am
EMSL PISCATAWAY
Drop Box

PO Box 385
Oceanville, NJ 08231-0385
Phone: 609.652.1833
Fax: 609.652.1140
E-mail: ahera@aherainc.com

AIR MONITORING DATA SHEET

CLIENT: AHERA Consultants, Inc.

DATE: 03/11/2022

ADDRESS: PO Box 385

JOB #: 22-6032

Oceanville, NJ 08231-0385

ANALYSIS: TEM

METHOD AHERA

SITE ADDRESS: Montrose Early Childhood Center

LOT #: _____

356 Clark Street,

BLDG: _____ FLOOR: _____

South Orange, NJ 07079

PRE-CALIBRATED DATE: 03/11/2022

POST-CALIBRATED DATE: 03/11/2022

INITIALS: ESC

INITIALS: ESC

SAMPLE #	SAMPLE ID	FLOW RATE			START/STOP	TIME ELAPSE (MIN)	SAMPLE VOLUME (L)	RESULTS
		PRE	POST	AVG (L/MIN)				
<u>ECC-01</u>	<u>BOILER ROOM</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>14:40-16:55</u>	<u>135</u>	<u>1350</u>	

TYPE SAMPLING: PCM TEM

MICROSCOPIST: _____

FIELD HYGIENIST: E. Clarkson

DATE ANALYZED: _____

DATE TAKEN: 03/11/2022

RELINQUISHED BY [Signature] DATE/TIME 03/11/2022

RECEIVED BY RECEIVED DATE/TIME _____

MAR 14 2022



BY EMSL P. SCATAWAY

PO Box 385
Oceanville, NJ 08231-0385
Phone: 609 652 1833
Fax: 609 652.1140
E-mail: ahera@aherainc.com



PO Box 385
 Oceanville, NJ 08231-0385
 PHONE: 609.652.1833
 FAX: 609.652.1140

MICROBIOLOGY – CHAIN OF CUSTODY

Date Collected: 03/11/2022 Date Submitted: 03/11/2022

Contact: E. Clarkson	Company: AHERA Consultants, Inc.
Project Location: Montrose Early Childhood Center	PO Box 385
356 Clark Street	Oceanville, NJ 08231-0385
South Orange, NJ 07079	Phone: (609) 652-1833
	Fax: (609) 652-1140
Client: South Orange / Maplewood School District	E-mail: info@aherainc.com

Job Number: 22-6032

<p>Air Samples</p> <p><input checked="" type="checkbox"/> Mold & Fungi by Air-O-Cell Cassette (Select turn around time)</p> <p><input type="checkbox"/> Mold & Fungi by Agar Plate (Count & identification)</p> <p><input type="checkbox"/> Mold & Fungi by Agar Plate (Count only)</p> <p><input type="checkbox"/> Bacterial Count & Gram Stain</p> <p><input type="checkbox"/> Bacterial Count & Identification (Three most prominent types)</p> <p>Water Samples</p> <p><input type="checkbox"/> Total Count, Coliforms, Fecal Coliforms (Specify) _____</p> <p><input type="checkbox"/> Other (Specify) _____</p>	<p>Wipe & Bulk Samples</p> <p><input type="checkbox"/> Mold & Fungi – Direct Examination (Select turn around time) Submit cellophane tape sample or bulk</p> <p><input type="checkbox"/> Mold & Fungi – Direct Examination- Follow up examination by culture if necessary</p> <p><input type="checkbox"/> Mold & Fungi – Culture (ID & Count)</p> <p><input type="checkbox"/> Mold & Fungi – Culture (Count only)</p> <p><input type="checkbox"/> Bacterial Count & Gram Stain</p> <p><input type="checkbox"/> Bacterial Count & Identification (Three most prominent types)</p>
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TURN AROUND TIME:
 SAME DAY 1 DAY 2 DAY 3 DAY 4 DAY 5 DAY 6-10 DAY

SAMPLE ID	LOCATION	VOLUME	COMMENTS
ECC-01	1ST FLOOR HALLWAY	150 L	T-021
	2ND FLOOR HALLWAY		T-022
	GROUND FLOOR HALLWAY		T-023
ECC-02	OUTDOOR CONTROL SAMPLE	150 L	T-024

Relinquished by: <i>[Signature]</i>	Date: <u>03/11/2022</u>	Time: RECEIVED
Received by: _____	Date: _____	Time: <u>MAR 14 2022</u>

BY SP 9:00am
 EMSL PISCATAWAY

Drop Box