ACER ASSOCIATES, LLC

February 28, 2022

Chester Upland School District
232 W. 9th Street
Chester, PA 19013

RE: Limited Mold Inspection & Sampling

Location: Toby Farms Elementary
201 Bridgewater Road, Brookhaven, PA 19015
Project #: 20220009

Acer Associates, LLC (ACER) was retained to perform a limited mold inspection and sampling at the above referenced location. The inspection was conducted on February 2, 2022, by Mr. Chuck Wilkins and Mr. Scott Horn, a Certified Microbial Consultant.

VISUAL INSPECTION:

On February 2, 2022, ACER conducted a limited visual inspection of the basement, 1st, and 2nd floors. Suspected mold growth was observed in various locations on the following materials:

- One (1) ceiling tile in the 1st floor hallway behind Main Office.
- Wooden cabinets below classroom sinks in Rooms 26, 29, 28, 24, and D-31.

During the inspection, water damage was evident on ceiling tiles and tracks in classrooms and the hallways throughout. No mold growth was observed during the inspect, however, the potential exists for future mold growth if the water intrusion issue continues in these areas.

Sampling:

ACER collected two (2) tape samples of wood surfaces beneath classroom sinks during the investigation. The purpose of the sampling was to confirm the presence and type of mold spores. The samples were analyzed for Total Fungal Spore Count, via direct microscopic examination (Method #P003). The samples were transported directly from the site to Prestige EnviroMicrobiology, Inc., located at 242 Terrace Boulevard, Suite B-1 in Voorhees, New Jersey. Prestige is accredited by the American Industrial Hygiene Association (AIHA) for Environmental Microbiology analysis. Table 1 summarizes the analytical results. Copies of the chain of custody forms and Certificates of Analysis for the samples have been provided as Attachment B.

Table 1 – Swab/Tape Lift Material Laboratory Results

Sample ID/ Location/ Substrate	Sample Dimension	Fungal ID	Fungal Structures Observed	Fungal Density	Notes
220203-02-005 T-01 Rm 28 Under Sink	3/4" x 2 1/2"	Asp/Pen-like Chaetomium Stachybotrys	spores in clusters ascospores, ascomata, hyphae loose spores	NA <1 NA	Light fungal growth, most fungal structures in fragments.
220203-02-006 T-02 Rm 26 Under Sink	3/4" x 2"	*Chaetomium*	ascospores, ascomata, hyphae	5	Fungal growth, some fungal structures in fragments.

Note: Fungal density rating 1-5 (1 being the lowest and 5 the highest) indicates density of fungal growth structures observed. No fungal density is provided for loose spores, hyphal fragments and other structures. (<1) is used to indicate a light fungal density. NA = not applicable, ND = not detected.

RECOMMENDATIONS:

ACER's inspection and tape lift sampling confirmed mold growth to be present on the wood surfaces beneath the classroom sinks in Rooms 26, 29, 28, 24, and D-31. In addition, visible mold growth was observed on ceiling tiles located in the first-floor hallway behind the Main Office. ACER recommends the sink cabinets be replaced and if the plumbing associated with the sinks is to remain in place, that the valves and drain lines be repaired and checked for leaks prior to completion of installation. The areas under the sink cabinets should be cleaned and disinfected properly to prevent further mold growth.

The 2 foot by 2 foot ceiling tiles located in the 1st floor hallway were suspended with a spline system that could not be assessed without damaging the ceiling tiles. Therefore, ACER was unable to check above the ceiling tiles located in the 1st Floor Hallways to assess for the source of moisture. ACER recommends the affected ceiling tiles in the area be removed and the source of the moisture be determined and repaired prior to replacing ceiling tiles. Due to the potential for the ceiling tiles to contain asbestos, ACER recommends the ceiling tiles be sampled prior to any work.

All remediation activities should be conducted by a qualified mold contractor with properly trained personnel using accepted industry standard procedures for mold remediation. ACER recommends post remediation verification inspection and sampling be conducted to ensure the remediation has been satisfactorily completed.

During the inspection, water damage was evident on ceiling tiles and tracks in classrooms and the hallways throughout. No mold growth was observed during the inspection, however, the potential exists for future mold growth if the water intrusion issue continues in these areas. These areas should be monitored to ensure the water intrusion is no longer active or persistent.

Should you have questions or require clarification, please call us at (856) 809-1202.

Sincerely,
Acer Associates, LLC

Prepared By:

J. Chuck Wilkins
Environmental Scientist

Reviewed By:

J. Scott Horn, PG, CHMM, CMC
President

Attachments:

A. Photographs
B. Tape Sample/Swab Sample Analytical

Attachment A

Photographs

1012 Industrial Drive, West Berlin, New Jersey 08091
Tel. (856) 809-1202 Fax. (856) 809-1203

Photograph 1: Ceiling Tiles in 1st Floor Hallway.

Photograph 2: Wood shelving below classroom sink in Room 28.

Photograph 3: Wood shelving below classroom sink in Room 26.

Photograph 4: Example of water damage on ceiling tiles in classrooms.

Photograph 5: Rusted ceiling tile tracks in Classroom A-5.

Photograph 6: Evidence of water intrusion above ceiling tiles.

Attachment B

Tape/Swab Sample Analytical

1012 Industrial Drive, West Berlin, New Jersey 08091
Tel. (856) 809-1202 Fax. (856) 809-1203

Prestige EnviroMicrobiology, Inc.

Analytical Test Report

Client: ACER Associates, LLC., 1012 Industrial Drive, West Berlin, NJ 08091

Client Project/Name: 20220009/Toby Farms

Sample date: 2-2-2022

Submittal date: 2-3-2022

Samples submitted by: Chuck Wilkins

Date analysis completed: February 4, 2022

Prestige Report number: 220203-02

Microscopic Method (P003): Analysis of Tape-Lift Samples for Fungi by Optical Microscopy

Prestige # Client sample ID Location	Sample dimension	Fungal ID	Fungal structures observed	Fungal density	Notes
220203-02-005 T-01 Rm 28 Under Sink	3/4" x 2 1/2"	Asp/Pen-like *Chaetomium* *Stachybotrys*	spores in clusters ascospores, ascomata, hyphae loose spores	NA <1 NA	Light fungal growth, most fungal structures in fragments.
220203-02-006 T-02 Rm 26 Under Sink	3/4" x 2"	*Chaetomium*	ascospores, ascomata, hyphae	5	Fungal growth, some fungal structures in fragments.

Report approved: Theresa Lehman

Theresa Lehman, MPH, Lab Director

Technical Manager:

Chin S Yang, Ph.D.

Analyst: Ching-Yi Tsai, Ph.D.

1. The samples in this report were received in good, acceptable conditions. Prestige EnviroMicrobiology has not performed sample collection for the sample items listed in this report. Results relate only to the items tested.
2. Fungal density rating 1-5 (1 being the lowest and 5 the highest) indicates density of fungal growth structures observed. No fungal density is provided for loose spores, hyphal fragments and other structures. (<1) is used to indicate a light fungal density. NA = not applicable, ND = not detected.
3. Growth coverage, if provided, is based on estimation of the entire bulk sample surface on all sides.
4. Fungal contamination is noted when an analyst, at times during sample analysis, can differentiate the unusual compositions (types or numbers) of fungal spores or structures from background fungal compositions.5. For more information on the results and their interpretation, please visit our website www.prestige-em.com.

Prestige EnviroMicrobiology, Inc. Tel: 856-767-8300 Fax: 856-767-8305
242 Terrace Boulevard, Suite B-1, Voorhees, New Jersey 08043

Prestige Proj.#: 220203-02

Chain-of-Custody and Analysis Request Form

Client Name:	ACER Associates LLC	Tel:	(856) 809-1202	ACER Proj#:	20220009
Address:	1012 Industrial Drive	Fax:	(856) 809-1203	Project Name	Toby Farms
	West Berlin, NJ 08091	Email:	scotthorn@acerassociates.com	Date Sampled:	2-2-22

Sample ID	Location or source	Sample type	Air vol (L)/ Area (inch^2)	Water: potable or non-potable	Analysis requests code or description	Turnaround time	Notes or special instructions
T-01	Rm 28 undersink	Tape	\	\	P003	24hr	
T-02	Rm 26 undersink	Tape			P003	24hr	

Contact name: chuckwilkins@acerassociates.com Submitted by: (print) Chuck Wilkins Date submitted: 2-3-22

Submitted by: (sign) :

Received by: (sign & print) Ching-Yi Tsai Date & time received: 2/3/2022. 9:05 am Delivered by: Fedex, UPS, USPO, In Person

(For lab use only) Processed by: Sample Type: Date: