

April 28, 2023

Mr. Nicholas Crupi, CEFM  
Director, Buildings and Grounds  
Scotch Plains - Fanwood Public Schools  
512 Cedar Street  
Scotch Plains, NJ 07076

Dear Mr. Crupi,

This report outlines findings from [ESMCorp's](#) April 20<sup>th</sup> and April 21<sup>st</sup>, 2023 Indoor Air Quality monitoring at each of the 8 Scotch Plains-Fanwood Schools. This assessment was conducted as part of the Scotch Plains – Fanwood Schools routine preventative indoor air quality program to ensure acceptable air quality for students, staff and visitors.

The purposes of this inspection were the following:

- Determine if air quality parameters including fresh air supply, volatile organic compounds, carbon monoxide, temperature and humidity were within expected ranges.
- Determine if the school is in general compliance with current guidelines by the State of New Jersey and the CDC with respect to ventilation in classrooms for reducing COVID-19 transmission risk.
- Determine fresh air supply changes to rooftop air handling unit classrooms at School One and Brunner following recommendations for HVAC adjustments to newly installed rooftop units at School One and Brunner as outlined in or January 2023 IAQ Assessment Report.

The inspections, data analysis and report were conducted Mr. Richard A. Lynch, MBA, CIH, CIEC and Dr. Richard M. Lynch, Ph.D., CIH of [Environmental Safety Management Corporation](#).

## Executive Summary

The April 2023 routine Indoor Air Quality Assessment of the Scotch Plains – Fanwood schools revealed that fresh air supply was within normal ranges in 79% of the 269 rooms inspected in accordance with PEOSHA, CDC and NJ Department of Education guidelines for COVID-19 transmission risk reduction in each of the 8 schools inspected. There were no musty odors, no widespread visible water damage, and no visible mold contamination observed. There were no elevations in carbon monoxide. Temperature and relative humidity were with normal ranges given outdoor conditions at each of the schools. Adjustments made to the newly installed rooftop HVAC units servicing classrooms in School One and Brunner schools, recommended in our January 2023 report have increased fresh air supply by 43 – 53%. Classroom specific findings and recommendations are contained in the Tables at the end of this report.

## **I. Evaluation Criteria**

According to the CDC “regardless of the level of community transmission, it is critical that schools use and layer prevention strategies, following district policies and procedures for COVID-19 transmission

risk reduction. Recent [State of NJ Department of Health updated guidance for K-12 Schools \(October 7, 2022\)](#), continue to recommend layered strategies for prevention of COVID-19 transmission in schools. The focus has shifted from an individual case-based response strategy to a transmission mitigation strategy, where the risk of the whole school community, including the risk of interruptions to learning, is considered.

#### Heating Ventilation, Air Conditioning Systems

The NJDOH and CDC recommended that schools “Improve [ventilation](#) to the extent possible to increase circulation of outdoor air, increase the delivery of clean air, and dilute potential contaminants. This can be achieved through several actions.

- Bring in as much outdoor air as possible.
- Ensure Heating, Ventilation, and Air Conditioning (HVAC) settings are maximizing ventilation.
- Filter and/or clean the air in the school by improving the [level of filtration](#) as much as possible.
- Use exhaust fans in restrooms and kitchens.

For mechanically ventilated schools, The [NJ PEOSHA Indoor Air Quality Standard](#) requires that HVAC systems be inspected and maintained in accordance with manufacturer specifications and that damaged components be repaired. According to the standard, when indoor air levels of carbon dioxide exceed 1,000 parts per million the employer inspect the system to ensure that it is operating as it should NJAC 12:100-13.3. The standard also requires that when indoor air temperatures cannot be maintained between 68-79°F during the heating season, that the HVAC system be inspected. This is based upon the ASHRAE 55 standard which recommends that air temperatures be maintained between 68-72°F during the heating season, 74-78°F during the cooling season and 68-79°F during the transition seasons; all ideally at 30-60% relative humidity.

In non-mechanically ventilated buildings the PEOSHA standard requires that the employer “Assure that buildings without mechanical ventilation are maintained so that windows, doors, vents, stacks, and other portals designed or used for natural ventilation are in operable condition (NJAC 12: 100-13.3-6). In naturally ventilated classrooms (rooms with no mechanical ventilation systems such as unit ventilators, or rooftop air handlers), it is recommended that windows be opened to the maximum extent possible given temperature and security concerns. (Villers et al “[SARS-CoV-2 Aerosol Transmission in Schools: The Effectiveness of Different Interventions](#)”, and Lynch “[Review 2 SARS-CoVo2 Aerosol Transmission in Schools: The effectiveness of Different Interventions](#)” Rapid Reviews COVID-19 MIT Press September 19, 2021. Recently, the New Jersey Department of Health has established a program to assist schools to receive free portable HEPA filtered air purifiers for non-mechanically ventilated classrooms and other areas including nurses offices where “medically fragile students” frequent. More information on this program can be found at this [link](#).

## **II. Methods**

Based upon the above, the following methods were observed:

1. A visual inspection of a representative sample of classrooms within each building was conducted for indications of air quality concerns including water damage, musty odors, air flow and general cleanliness.
2. Carbon Dioxide (CO<sub>2</sub>) was measured as an indicator of fresh air supply in each of the representative areas evaluated at the center of the room, and where accessible, at the discharge of unit ventilators, using a TSI Q-Trak 7575 IAQ Monitor.
3. Volatile Organic Compounds (VOC's), Carbon monoxide, temperature and relative Humidity were also measured.

### **III. Findings and Results**

#### General Observations

- Approximately 268 classrooms throughout the district were inspected and monitored during normal occupancy by students and staff.
- Classrooms were occupied by an average 5 to 14 students at the time of assessment.
- Window position varied between classrooms and between buildings. On average 0 of 2-6 windows were open in each classroom at the time of inspection.
- There were no indications of unusual accumulations of dust or debris in any areas.
- There were no mold-like or musty odors present, and no evidence of unusual mold growth in the areas inspected.
- Unit ventilators in approximately 97% of classrooms throughout the district were operating at the time of inspection.

#### Air Monitoring Findings

- Outdoor air was measured to contain approximately 400 to 432 parts per million carbon dioxide with temperature at 67 to 70°F. Relative humidity ranged between 23 to 46% over the inspection period.
- The average carbon dioxide level in all classrooms monitored was 843 parts per million; lower than to the PEOSHA guideline of 1000 ppm and the ASHRAE guideline of 700 ppm above outdoor levels.
- There were no elevations in carbon monoxide detected in any of the classrooms monitored.
- Temperature and relative humidity were within the PEOSH recommended range in most areas tested, averaging 73@ 36% RH, and considered normal.
- Twenty Eight percent (21%) of classrooms contained carbon dioxide levels exceeding 1,000 parts per million, suggesting a need to open windows whenever feasible, and to inspect unit ventilator fan speed and/or outdoor air damper position as described in the PEOSHA indoor air quality standard.
- A comparison of fresh air supply indicators measured at School One during this inspection to those measured during our January 2023 monitoring, revealed that the HVAC adjustments were effective at reducing airborne carbon dioxide levels by an average 43% from an average 948 ppm on 1/18/23 to 663 ppm on 4/21/23. The HVAC adjustments are considered effective.
- Similarly, the HVAC adjustments to rooftop units newly installed at Brunner resulted in a 53% improvement in fresh air delivery.

A summary of inspection findings and air quality results is displayed in Table #1 below.

Table #1 – Q3 Air Quality Summary April 2023 - Scotch Plains Fanwood Schools

	Total Rooms inspected	Average CO2 levels (center of room)	Average Temperature (°F)	Average Relative Humidity (%)	Average number of windows open	Average number of windows present	Average number of students present
<b>Scotch Plains - Fanwood High School</b>	67	824	72	29	0	4	12
<b>Evergreen Elementary</b>	26	828	70	33	0	4	11
<b>Coles Elementary</b>	26	883	70	47	1	4	8
<b>Terrill Middle School</b>	26	1096	69	35	0	6	14
<b>McGinn Elementary</b>	25	774	73	43	0	3	5
<b>Malcolm E. Nettingham Middle School</b>	45	809	87	28	0	4	10
<b>School One Elementary</b>	27	663	72	41	0	2	13
<b>Brunner Elementary</b>	27	917	73	31	1	4	11
Total	269	-	-	-	-	-	-
Average	34	843	73	36	0	4	11

Detailed classroom findings and recommendations are contained on Table #2 at the end of this report.

#### IV. Conclusions and Recommendations

The April 2023 routine Q3 Indoor Air Quality Assessment of the Scotch Plains – Fanwood schools revealed that fresh air supply was within normal ranges in 79% of the 269 rooms inspected in accordance with PEOSHA, CDC and NJ Department of Education guidelines for COVID-19 transmission risk reduction in each of the 8 schools inspected. There were no musty odors, no widespread visible water damage, and no visible mold contamination observed. There were no elevations in carbon monoxide. Temperature and relative humidity were with normal ranges given outdoor conditions at each of the schools. Adjustments made to the HVAC servicing classrooms in School One and Brunner were effective at improving fresh air supply by 43% to 53%.

##### Recommendations

1. Unit ventilators in particular classrooms as shown in school-specific Table #2 at the end of this report should be inspected for airflow rates and/or fresh air damper position.
2. Teachers should be encouraged to open as many windows as is feasible given outdoor temperature and humidity conditions, keep unit ventilators running, and operate supplemental air filters in classrooms, nurse offices and trailers where provided by the district.

Thank you for the opportunity to assist you with the evaluation. Our next Q4 routine air quality monitoring will be scheduled for June 2023. Please contact me with any questions at (856)764-3557.

Sincerely,  
*Richard A. Lynch*  
 Richard A. Lynch, MBA, CIH, CIEC  
 Certified Industrial Hygienist  
 NJ Licensed Indoor Environmental Consultant  
[www.esmcorp.com](http://www.esmcorp.com)

Reviewed and Authorized:  
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School Name **Scotch Plains - Fanwood High School**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/20/2023**



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Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	416	0	70	23	0	-	
275	no	no	no	yes	0	24	0	12	500	0	71	28	0	484	
256	no	no	no	yes	0	24	0	4	522	0	69	29	0	465	
122	no	no	no	yes	1	24	0	0	543	0	73	25	0	roof	
102	no	no	no	yes	0	14	0	0	560	0	72	26	0	roof	
158	no	no	no	yes	9	16	2	8	568	0	73	25	0	512	
101	no	no	no	yea	2	24	0	0	577	0	73	26	0	roof	
129	no	no	no	yes	0	24	0	0	579	0	72	27	0	roof	
111	no	no	no	yes	1	24	0	0	586	0	72	26	0	roof	
150	no	no	no	yea	22	24	2	8	588	0	73	28	0	518	
media center	no	no	no	yes	10	100	0	0	589	0	71	26	0	roof	
267	no	no	no	yes	0	25	0	8	602	0	71	27	0	491	
151	no	no	no	yes	20	25	1	16	605	0	74	27	0	roof	
264	no	no	no	yea	1	25	0	8	633	0	70	28	0	567	
171	no	no	no	yew	11	23	1	8	636	0	72	32	0	550	
215	no	no	no	yes	0	24	0	2	640	0	72	27	0	roof	
212	no	no	no	yea	0	20	0	2	650	0	72	27	0	roof	
137	no	no	no	yea	0	20	0	2	653	0	72	27	0	roof	
279	no	no	no	yes	21	25	1	8	656	0	72	29	0	528	
242	no	no	no	yes	0	24	0	0	660	0	73	28	0	roof	
223	no	no	no	yes	1	25	0	0	662	0	73	28	0	roof	
222	no	no	no	yes	0	20	0	2	668	0	73	27	0	roof	
258	no	no	no	yes	16	24	0	4	672	0	72	27	0	529	
128	no	no	no	yes	21	24	0	0	681	0	73	28	0	roof	
211	no	no	no	yea	0	22	0	0	687	0	72	27	0	roof	
139	no	no	no	yes	10	24	0	2	697	0	72	28	0	roof	
164	no	no	no	yes	17	21	0	11	719	0	71	31	0	619	

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Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	416	0	70	23	0	-	
131	no	no	no	yes	20	24	0	0	723	0	74	27	0	roof	
247	no	no	no	yes	15	24	0	0	728	0	73	27	0	roof	
136	no	no	no	yes	18	24	0	0	738	0	73	28	0	roof	
131	no	no	no	yes	22	24	0	0	743	0	74	28	0	roof	
141	no	no	no	yes	17	24	0	1	749	0	73	28	0	roof	
152	no	no	no	yes	14	25	1	16	760	0	71	30	0	600	
178	no	no	no	yes	15	26	0	8	765	0	72	31	0	567	
nurse	no	no	no	yes	2	5	0	2	767	0	71	32	0	roof	continue running HEPA scrubber
154	no	no	no	no	4	25	0	8	785	0	70	32	0	645	reactivate unit ventilator
233	no	no	no	yes	15	25	0	0	791	0	74	26	0	roof	
133	no	no	no	yes	21	24	0	0	793	0	74	28	0	roof	
231	no	no	no	yes	13	25	0	2	793	0	74	27	0	roof	
210	no	no	no	yes	18	24	0	2	800	0	73	28	0	roof	
261	no	no	no	yes	15	24	3	9	805	0	71	29	0	626	
204	no	no	no	yes	19	22	0	0	819	0	73	27	0	roof	
251	no	no	no	yes	20	24	0	4	820	0	71	30	0	569	
252	no	no	no	yes	0	26	0	8	820	0	72	28	0	555	
277	no	no	no	yes	23	24	0	4	823	0	71	30	0	723	
276	no	no	no	yes	12	24	0	12	837	0	70	30	0	690	
202	no	no	no	yes	23	24	0	2	854	0	73	28	0	roof	open windows
235	no	no	yes	yes	12	25	0	0	875	0	74	28	0	roof	remove and repair rusted supply air diffuser
236	no	no	no	yes	10	10	0	0	888	0	74	28	0	roof	
237	no	no	no	yes	21	24	0	0	902	0	73	30	0	roof	
240	no	no	no	yes	22	24	0	0	934	0	73	31	0	roof	
207	no	no	no	yes	19	22	0	0	950	0	73	28	0	roof	
245	no	no	no	yes	20	25	0	0	952	0	73	28	0	roof	

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Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	416	0	70	23	0	-	
259	no	no	no	yes	19	28	0	8	964	0	70	32	0	720	open windows
274	no	no	no	yes	12	24	0	8	967	0	73	33	0	765	open windows
172	no	no	no	yes	14	30	0	4	995	0	73	35	0	756	open windows
175	no	no	no	yes	0	24	0	4	1043	0	70	31	0	725	open windows
281	no	no	no	no	13	25	0	8	1106	0	72	33	0	-	open windows , reactivate unit ventilator
165	no	no	no	yes	24	24	0	11	1125	0	72	37	0	905	open windows, inspect unit ventilator for proper fan speed
278	no	no	no	yes	20	24	0	4	1143	0	71	31	0	762	open windows, inspect unit ventilator for proper fan speed
254	no	no	no	yes	22	24	0	8	1167	0	70	35	0	1045	open windows, inspect unit ventilator for proper fan speed
271	no	no	no	yea	20	25	0	11	1182	0	70	34	0	1014	open windows, inspect unit ventilator for proper fan speed and damper position
266	no	no	no	yes	22	26	0	8	1267	0	72	33	0	876	open windows, inspect unit ventilator for proper fan speed
157	no	no	no	no	14	22	0	8	1305	0	71	37	0	-	open windows, reactivate unit ventilator
282	no	no	no	yes	15	25	0	8	1309	0	71	32	0	1077	open windows, inspect unit ventilator for proper fan speed
177	no	no	no	yes	6	25	0	8	1365	0	70	35	0	942	open windows, inspect unit ventilator for proper fan speed
173	no	no	no	yes	18	30	0	4	1463	0	71	35	0	1341	open windows, inspect unit ventilator for proper fan speed and damper position
176	no	no	no	yes	19	25	0	8	1468	0	73	38	0	1375	open windows, inspect unit ventilator for proper fan speed and damper position
Average					12	25	0	4	824	0	72	29	0	727	

School Name **Evergreen Elementary**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/20/2023**



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Reviewed and Finalized by **Dr. Richard M. Lynch, Ph.D., CIH, CMC, CMRS, CHFM - President**

Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	416	0	69	24	0	-	
114	no	no	no	yes	1	24	0	2	532	0	70	28	0	roof	
128	no	no	no	yes	2	24	0	6	545	0	69	32	0	482	
104	no	no	no	yes	1	24	0	4	555	0	68	31	0	482	
127	no	no	no	yes	0	26	0	4	557	0	70	29	0	526	
143	no	no	no	yes	1	4	0	4	584	0	73	28	0	roof	
124	no	no	no	yes	0	15	0	6	586	0	66	33	0	585	
nurse	no	no	no	yes	0	4	0	2	623	0	69	36	0	612	continue to run HEPA scrubber
141	no	no	no	yes	8	12	0	6	684	0	69	36	0	564	
142	no	no	no	yes	1	4	0	2	715	0	71	31	0	roof	
120	no	no	no	yes	10	25	0	5	717	0	69	35	0	599	
112	no	no	no	yes	8	16	0	2	755	0	70	30	0	roof	
media center	no	no	no	yes	22	50	0	8	761	0	70	33	0	739	open windows, inspect unit ventilator for proper fan speed and damper position
115	no	no	no	yes	15	24	0	2	798	0	71	31	0	roof	
118	no	no	no	yes	7	22	0	2	805	0	69	34	0	743	open windows, inspect unit ventilator for proper fan speed and damper position
107	no	no	no	yes	22	24	0	4	825	0	70	32	0	668	
108	no	no	no	yes	16	16	0	4	878	0	69	34	0	650	open windows
119	no	no	no	yes	22	25	0	4	906	0	68	33	0	680	open windows
117	no	no	no	yes	18	25	0	2	924	0	71	35	0	roof	open windows
129	no	no	no	yes	20	24	0	6	928	0	71	31	0	665	open windows
131	no	no	no	yes	17	26	0	4	939	0	70	31	0	692	open windows
106	no	no	no	yes	20	25	0	4	940	0	69	32	0	650	open windows
134	no	no	no	yes	17	25	3	4	984	0	72	34	0	797	
130	no	no	no	yes	22	23	0	4	1100	0	68	39	0	800	open windows
123	no	no	no	yes	17	20	0	4	1134	0	68	42	0	1097	open windows, inspect unit ventilator for proper fan speed and damper position
110	no	no	no	yes	12	18	0	4	1271	0	70	34	0	1214	open windows, inspect unit ventilator for proper fan speed and damper position
135	no	no	no	no	18	24	0	4	1485	0	72	38	0	-	open windows, reactivate unit ventilator



School Name **Evergreen Elementary**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/20/2023**



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Reviewed and Finalized by **Dr. Richard M. Lynch, Ph.D., CIH, CMC, CMRS, CHFM - President**

Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	416	0	69	24	0	-	
114	no	no	no	yes	1	24	0	2	532	0	70	28	0	roof	
				Average	11	21	0	4	828	0	70	33	0	697	

School Name **Coles Elementary**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/21/2023**



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Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	432	0	68	46	0	-	
113	no	no	no	yes	1	20	2	8	632	0	70	47	0	498	
148	no	no	no	yes	0	25	0	4	650	0	71	47	0	644	
128	no	no	no	yes	0	7	0	2	676	0	69	45	0	roof	
131	no	no	no	yes	1	10	1	2	679	0	69	43	0	roof	
121	no	no	no	yes	16	23	0	4	694	0	70	51	0	485	
130	no	no	no	yes	5	10	0	2	698	0	68	43	0	roof	
129	no	no	no	yes	1	21	0	4	715	0	68	45	0	roof	
133	no	no	no	yes	7	12	0	2	737	0	69	43	0	roof	
118	no	no	no	yes	1	24	3	4	758	0	70	45	0	695	
149	no	no	no	yes	1	25	2	4	758	0	71	47	0	766	
media center	no	no	no	yes	25	50	0	4	765	0	70	43	0	roof	
110	no	no	no	yes	1	24	0	4	835	0	70	45	0	664	
136	no	no	no	yes	0	24	0	8	845	0	70	50	0	554	
115	no	no	no	yes	19	24	1	4	852	0	71	49	0	565	
144	no	no	no	yes	0	21	3	4	855	0	69	49	0	735	
117	no	no	no	yes	19	25	1	4	875	0	70	48	0	675	
139	no	no	no	yes	1	24	1	4	925	0	69	50	0	687	
107	no	no	no	yes	19	24	0	3	932	0	71	48	0	648	open windows
nurse	no	no	no	yes	3	4	0	1	956	0	70	45	0	926	open windows, inspect unit ventilator for proper fan speed and damper position
119	no	no	no	yes	17	20	0	8	1009	0	70	49	0	745	open windows
134	no	no	no	yes	0	24	0	4	1065	0	71	50	0	871	open windows
145	no	no	no	no	15	20	2	4	1125	0	71	47	0	-	reactivate unit ventilator
116	no	no	no	yes	21	24	2	4	1185	0	71	49	0	932	inspect unit ventilator for proper fan speed and damper position
137	no	no	no	yes	21	24	0	4	1225	0	69	49	0	1012	open windows, inspect unit ventilator for proper fan speed and damper position
142	no	no	no	yes	0	21	0	8	1252	0	69	51	0	1055	open windows, inspect unit ventilator for proper fan speed and damper position
146	no	no	no	no	17	24	0	4	1255	0	71	44	0	-	open windows, reactivate unit ventilator
				Average	8	21	1	4	883	0	70	47	0	731	-

School Name **Terrill Middle School**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/20/2023**



21 Scott Street  
 Riverside, NJ 08075  
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Inspected by: **Mr. Richard A. Lynch, MBA, CIH, CIEC**

Reviewed and Finalized by **Dr. Richard M. Lynch, Ph.D., CIH, CMC, CMRS, CHFM - President**

Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	400	1.1	67	23	0	-	
2	no	no	no	yes	10	24	0	7	767	0	67	36	0	639	
39	no	no	no	yes	6	27	0	4	797	0	70	30	0	538	
32	no	no	no	yes	7	26	0	7	852	0	68	32	0	705	open windows
19	no	no	no	yes	1	24	0	4	863	0	69	34	0	572	open windows
1	no	no	no	yes	5	24	2	7	867	0	68	32	0	656	
15	no	no	no	yes	7	24	0	8	871	0	69	35	0	762	open windows
25	no	no	no	yes	11	25	1	7	931	0	69	34	0	743	open windows
22	no	no	no	yes	22	24	0	4	966	0	68	35	0	660	open windows
3	no	no	no	yes	12	24	0	7	987	0	67	36	0	794	open windows
5	no	no	no	yes	16	25	0	7	1006	0	68	35	0	800	open windows
24	no	no	no	yes	16	26	2	6	1020	0	68	34	0	856	
8	no	no	no	yes	18	24	0	12	1025	0	69	35	0	783	open windows
7	no	no	no	yes	17	24	0	10	1027	0	69	36	0	810	open windows
33	no	no	no	yes	12	24	0	9	1060	0	70	35	0	871	open windows
13	no	no	no	yes	24	26	0	8	1064	0	69	36	0	813	open windows
28	no	no	no	yes	21	25	0	7	1084	0	68	35	0	822	open windows
14	no	no	no	yes	17	24	0	7	1135	0	69	37	0	875	open windows, inspect unit ventilator for proper fan speed and damper position
12	no	no	no	yes	1	24	0	7	1172	0	69	35	0	930	open windows, inspect unit ventilator for proper fan speed and damper position
18	no	no	no	yes	20	20	0	4	1176	0	69	35	0	1040	open windows, inspect unit ventilator for proper fan speed and damper position
6	no	no	no	yes	20	24	0	7	1200	0	69	37	0	923	open windows, inspect unit ventilator for proper fan speed and damper position
nurse	no	no	no	no	2	2	0	5	1211	0	68	37	0	-	open windows, reactivate unit ventilator
38	no	no	no	yes	24	25	0	4	1238	0	69	36	0	1111	open windows, inspect unit ventilator for proper fan speed and damper position
29	no	no	no	yes	17	26	0	8	1249	0	70	35	0	984	open windows, inspect unit ventilator for proper fan speed and damper position
35	no	no	no	yes	25	26	0	4	1450	0	69	37	0	1335	open windows, inspect unit ventilator for proper fan speed and damper position
34	no	no	no	yes	21	26	0	4	1720	0	68	38	0	1710	open windows, inspect unit ventilator for proper fan speed and damper position
21	no	no	no	yes	19	24	0	4	1759	0	70	42	0	1700	open windows, inspect unit ventilator for proper fan speed and damper position
Average					14	24	0	6	1096	0	69	35	0	897	-

School Name **McGinn Elementary**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/21/2023**



21 820TH STREET  
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Inspected by: **Mr. Richard A. Lynch, MBA, CIH, CIEC**

Reviewed and Finalized by **Dr. Richard M. Lynch, Ph.D., CIH, CMC, CMRS, CHFM - President**

Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	432	0	68	46	0	-	
108	no	no	no	yes	1	25	0	4	515	0	73	39	0	roof	
107	no	no	no	yes	0	25	0	3	565	0	74	39	0	roof	
103	no	no	no	yes	0	26	1	3	595	0	75	39	0	543	
nurse	no	no	no	yes	1	4	0	1	630	0	76	37	0	roof	
131	no	no	no	yes	22	25	2	4	631	0	73	41	0	535	
118	no	no	no	yes	0	24	0	4	651	0	72	45	0	544	
116	no	no	no	yes	9	25	0	4	675	0	72	46	0	538	
129	no	no	no	yes	12	24	0	4	685	0	72	43	0	484	
104	no	no	no	yes	0	26	0	3	688	0	76	40	0	610	
106	no	no	no	yes	8	15	0	3	727	0	75	40	0	roof	
124	no	no	no	yes	0	25	0	4	757	0	72	44	0	689	
145	no	no	no	yes	0	4	1	2	760	0	73	41	0	roof	
151	no	no	no	yes	0	25	0	4	766	0	72	41	0	roof	
130	no	no	no	no	20	25	2	2	787	0	72	43	0	-	reactivate unit ventilator
117	no	no	no	yes	22	25	1	3	798	0	72	44	0	592	
122	no	no	no	yes	0	25	0	4	806	0	73	45	0	762	
133	no	no	no	yes	19	24	0	4	835	0	75	44	0	575	
media center	no	no	no	yes	1	50	0	2	856	0	74	39	0	roof	open windows
134	no	no	no	yes	0	24	0	4	860	0	73	52	0	684	open windows
149	no	no	no	yes	0	25	2	2	875	0	73	42	0	roof	
121	no	no	no	yes	0	25	0	4	933	0	72	45	0	845	open windows
120	no	no	no	no	0	25	0	4	956	0	71	45	0	-	open windows, reactivate unit ventilator,
135	no	no	no	yes	21	22	0	4	960	0	75	45	0	697	open windows
150	no	no	no	yes	1	25	0	2	1015	0	73	43	0	roof	open windows
119	no	no	no	yes	0	25	0	4	1025	0	72	46	0	875	open windows
Average					5	24	0	3	774	0	73	43	0	641	

School Name **Malcolm E. Nettingham Middle School**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/20/2023**  
 Inspected by: **Mr. Richard A. Lynch, MBA, CIH, CIEC**



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Reviewed and Finalized by **Dr. Richard M. Lynch, Ph.D., CIH, CMC, CMRS, CHFM - President**

Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	432	0	68	46	0	-	
102	no	no	no	yes	0	40	0	8	486	0	67	27	0	4467	
101	no	no	no	yes	0	50	0	0	567	69	66	27	0	roof	
215	no	no	no	yes	1	4	0	2	603	0	73	24	0	491	
211	no	no	no	yes	1	24	0	6	603	0	72	27	0	466	
311	no	no	no	yes	0	24	3	4	604	0	73	23	0	515	
117	no	no	no	yes	5	24	0	4	606	0	71	26	0	540	
315	no	no	no	yes	0	8	0	2	643	0	73	24	0	445	
119d	no	no	no	yes	0	25	0	0	645	0	71	25	0	roof	
203	no	no	no	yes	0	26	0	5	662	0	70	27	0	500	
309	no	no	no	yes	0	24	0	4	668	0	72	25	0	545	
119e	no	no	no	yes	24	25	0	1	671	0	71	26	0	roof	
313	no	no	no	yes	0	20	0	4	673	0	73	26	0	581	
119f	no	no	no	yes	24	25	0	1	689	0	71	26	0	roof	
307	no	no	no	yes	15	24	0	4	689	0	72	27	0	515	
219	no	no	no	yes	1	24	2	6	690	0	73	23	0	637	
301	no	no	no	yes	0	16	0	6	701	0	71	26	0	532	
206	no	no	no	yes	1	22	0	4	713	0	71	28	0	500	
210	no	no	no	yes	13	24	0	4	723	0	740	30	0	517	
310	no	no	no	yes	3	10	2	4	725	0	72	28	0	710	no outdoor air dampers. natural ventilation
302	no	no	no	yes	1	22	1	5	737	0	72	26	0	615	
119b	no	no	no	yes	22	25	0	0	745	0	72	28	0	roof	
316	no	no	no	yes	12	24	0	6	747	0	75	26	0	556	
305	no	no	no	yes	18	22	0	4	764	0	70	24	0	550	
312	no	no	no	yes	1	40	0	6	772	0	72	28	0	641	
103	no	no	no	yes	18	24	0	4	789	0	70	29	0	578	
220	no	no	no	yes	1	20	0	7	793	0	75	26	0	586	
114	no	no	no	yes	20	24	2	4	816	0	74	28	0	585	

School Name **Malcolm E. Nettingham Middle School**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/20/2023**  
 Inspected by: **Mr. Richard A. Lynch, MBA, CIH, CIEC**



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Reviewed and Finalized by **Dr. Richard M. Lynch, Ph.D., CIH, CMC, CMRS, CHFM - President**

Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	432	0	68	46	0	-	
104	no	no	no	yes	12	24	0	4	833	0	72	29	0	615	
216	no	no	no	yes	7	24	0	6	834	0	74	28	0	600	
201	no	no	no	yes	19	24	0	8	836	0	70	30	0	778	
116	no	no	no	yes	21	26	3	5	845	0	73	30	0	566	
nurse	no	no	no	yes	4	4	0	0	854	0	70	30	0	roof	continue running portable HEPA filter
207	no	no	no	yes	19	24	0	4	877	0	71	30	0	583	open windows
319	no	no	no	yes	24	24	1	6	903	0	74	28	0	584	
202	no	no	no	yes	17	26	0	5	912	0	70	30	0	675	open windows
108	no	no	no	yes	15	20	0	2	960	0	71	32	0	775	open windows
303	no	no	no	yes	14	24	1	5	968	0	72	28	0	670	
110	no	no	no	yes	1	28	0	4	992	0	73	34	0	675	open windows
113	no	no	no	yes	20	24	0	5	997	0	74	27	0	688	open windows
106	no	no	no	yes	18	22	0	3	1025	0	71	31	0	750	open windows
318	no	no	no	yes	20	24	0	6	1074	0	75	29	0	615	open windows
306	no	no	no	yes	16	24	0	4	1103	0	74	31	0	747	open windows
120	no	no	no	yes	10	12	0	1	1124	0	73	31	0	roof	open windows, inspect rooftop unit for damper position and fan speed
213	no	no	no	yes	15	24	0	6	1300	0	73	33	0	982	open windows, inspect unit ventilator for proper fan speed and damper position
107	no	no	no	yes	22	22	0	3	1435	0	73	36	0	1245	open windows, inspect unit ventilator for proper fan speed and damper position
Average					10	23	0	4	809	2	87	28	0	727	

School Name **School One Elementary**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/21/2023**



211 50TH STREET  
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Inspected by: **Mr. Richard A. Lynch, MBA, CIH, CIEC**

Reviewed and Finalized by **Dr. Richard M. Lynch, Ph.D., CIH, CMC, CMRS, CHFM - President**

Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	432	0	67	43	0	-	
202	no	no	no	yes	1	10	0	2	530	0	75	35	0	roof	
130T	no	no	no	yes	0	24	0	4	560	0	69	42	0	460	
203	no	no	no	yes	17	24	0	2	590	0	75	37	0	roof	
103	no	no	no	yes	0	24	1	2	602	0	72	38	0	roof	
204	no	no	no	yes	21	24	0	2	620	0	74	37	0	roof	
206	no	no	no	yes	19	24	2	2	620	0	73	40	0	roof	
131 T	no	no	no	yes	7	24	0	4	625	0	70	43	0	586	
205	no	no	no	yes	19	24	0	2	634	0	73	38	0	roof	
nurse	no	no	no	yes	0	6	0	0	643	0	72	42	0	roof	
201	no	no	no	yes	16	24	0	2	652	0	75	35	0	roof	
108	no	no	no	yea	12	24	0	3	654	0	70	44	0	roof	
102	no	no	no	yes	1	13	0	2	655	0	73	38	0	roof	
106	no	no	no	yes	18	24	1	2	656	0	70	44	0	roof	
213	no	no	no	yes	18	24	0	2	663	0	72	38	0	roof	
210	no	no	no	yes	19	24	0	2	668	0	74	40	0	roof	
109	no	no	no	yes	19	24	0	2	669	0	70	43	0	roof	
112	no	no	no	yes	17	26	0	3	690	0	70	44	0	roof	
104	no	no	no	yes	17	24	0	2	694	0	70	45	0	roof	
107	no	no	no	yes	4	6	0	1	695	0	70	43	0	roof	
208	no	no	no	yes	18	24	0	3	698	0	74	41	0	roof	
105	no	no	no	yes	17	24	0	2	699	0	70	45	0	roof	
211	no	no	no	yes	20	21	0	2	708	0	72	38	0	roof	
101	no	no	no	yes	18	24	1	2	730	0	71	43	0	roof	
111	no	no	no	yes	15	24	0	3	730	0	70	43	0	roof	
209	no	no	no	yea	14	25	0	2	734	0	74	41	0	roof	
110	no	no	no	yes	18	23	0	2	735	0	70	44	0	roof	

School Name **School One Elementary**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/21/2023**



321 520TH STREET  
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Inspected by: **Mr. Richard A. Lynch, MBA, CIH, CIEC**

Reviewed and Finalized by **Dr. Richard M. Lynch, Ph.D., CIH, CMC, CMRS, CHFM - President**

Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	432	0	67	43	0	-	
202	no	no	no	yes	1	10	0	2	530	0	75	35	0	roof	
130T	no	no	no	yes	0	24	0	4	560	0	69	42	0	460	
203	no	no	no	yes	17	24	0	2	590	0	75	37	0	roof	
103	no	no	no	yes	0	24	1	2	602	0	72	38	0	roof	
204	no	no	no	yes	21	24	0	2	620	0	74	37	0	roof	
206	no	no	no	yes	19	24	2	2	620	0	73	40	0	roof	
131 T	no	no	no	yes	7	24	0	4	625	0	70	43	0	586	
205	no	no	no	yes	19	24	0	2	634	0	73	38	0	roof	
nurse	no	no	no	yes	0	6	0	0	643	0	72	42	0	roof	
201	no	no	no	yes	16	24	0	2	652	0	75	35	0	roof	
108	no	no	no	yea	12	24	0	3	654	0	70	44	0	roof	
102	no	no	no	yes	1	13	0	2	655	0	73	38	0	roof	
106	no	no	no	yes	18	24	1	2	656	0	70	44	0	roof	
213	no	no	no	yes	18	24	0	2	663	0	72	38	0	roof	
210	no	no	no	yes	19	24	0	2	668	0	74	40	0	roof	
109	no	no	no	yes	19	24	0	2	669	0	70	43	0	roof	
112	no	no	no	yes	17	26	0	3	690	0	70	44	0	roof	
104	no	no	no	yes	17	24	0	2	694	0	70	45	0	roof	
107	no	no	no	yes	4	6	0	1	695	0	70	43	0	roof	
208	no	no	no	yes	18	24	0	3	698	0	74	41	0	roof	
105	no	no	no	yes	17	24	0	2	699	0	70	45	0	roof	
211	no	no	no	yes	20	21	0	2	708	0	72	38	0	roof	
101	no	no	no	yes	18	24	1	2	730	0	71	43	0	roof	
111	no	no	no	yes	15	24	0	3	730	0	70	43	0	roof	
209	no	no	no	yea	14	25	0	2	734	0	74	41	0	roof	
110	no	no	no	yes	18	23	0	2	735	0	70	44	0	roof	
113	no	no	no	yes	1	4	0	0	744	0	71	44	0	roof	



School Name **School One Elementary**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/21/2023**



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Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	432	0	67	43	0	-	
202	no	no	no	yes	1	10	0	2	530	0	75	35	0	roof	
130T	no	no	no	yes	0	24	0	4	560	0	69	42	0	460	
203	no	no	no	yes	17	24	0	2	590	0	75	37	0	roof	
103	no	no	no	yes	0	24	1	2	602	0	72	38	0	roof	
204	no	no	no	yes	21	24	0	2	620	0	74	37	0	roof	
206	no	no	no	yes	19	24	2	2	620	0	73	40	0	roof	
131 T	no	no	no	yes	7	24	0	4	625	0	70	43	0	586	
205	no	no	no	yes	19	24	0	2	634	0	73	38	0	roof	
nurse	no	no	no	yes	0	6	0	0	643	0	72	42	0	roof	
201	no	no	no	yes	16	24	0	2	652	0	75	35	0	roof	
108	no	no	no	yea	12	24	0	3	654	0	70	44	0	roof	
102	no	no	no	yes	1	13	0	2	655	0	73	38	0	roof	
106	no	no	no	yes	18	24	1	2	656	0	70	44	0	roof	
213	no	no	no	yes	18	24	0	2	663	0	72	38	0	roof	
210	no	no	no	yes	19	24	0	2	668	0	74	40	0	roof	
109	no	no	no	yes	19	24	0	2	669	0	70	43	0	roof	
112	no	no	no	yes	17	26	0	3	690	0	70	44	0	roof	
104	no	no	no	yes	17	24	0	2	694	0	70	45	0	roof	
107	no	no	no	yes	4	6	0	1	695	0	70	43	0	roof	
208	no	no	no	yes	18	24	0	3	698	0	74	41	0	roof	
105	no	no	no	yes	17	24	0	2	699	0	70	45	0	roof	
211	no	no	no	yes	20	21	0	2	708	0	72	38	0	roof	
101	no	no	no	yes	18	24	1	2	730	0	71	43	0	roof	
111	no	no	no	yes	15	24	0	3	730	0	70	43	0	roof	
209	no	no	no	yea	14	25	0	2	734	0	74	41	0	roof	
110	no	no	no	yes	18	23	0	2	735	0	70	44	0	roof	
113	no	no	no	yes	1	4	0	0	744	0	71	44	0	roof	

School Name **Brunner Elementary**  
 Inspection Type **Mold/Air Quality Inspection**  
 Date of inspection **4/20/2023**



21 SCOTT STREET  
 RIVERVIEW, NJ 08075  
 TEL: (201) 754-3557  
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Inspected by: **Mr. Richard A. Lynch, MBA, CIH, CIEC**

Reviewed and Finalized by **Dr. Richard M. Lynch, Ph.D., CIH, CMC, CMRS, CHFM - President**

Location	General Observations								Average Room Measurements				Supply Measurements		
	visible mold	Musty Odors?	Visible Water Damage?	HVAC running	Actual students	Potential Students	Windows Open?	total windows present	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	°F	Relative Humidity %	VOC	CO2 @ Supply	notes
outside	-	-	-	-	-	-	-	-	432	0	68	46	0	-	
125	no	no	no	yes	0	12	2	2	565	0	73	27	0	roof	
107	no	no	no	yes	0	25	0	6	632	0	75	25	0	505	
129	no	no	no	yes	1	6	0	2	637	0	73	27	0	roof	
nurse	no	no	no	yes	0	4	0	4	642	0	71	30	0	542	continue to run HEPA air scrubber
127	no	no	no	yes	0	16	2	3	675	0	73	27	0	roof	
128	no	no	no	yes	0	16	0	2	708	0	73	27	0	roof	
119	no	no	no	yes	10	24	0	4	751	0	71	30	0	613	
124	no	no	no	yes	10	12	1	4	751	0	73	28	0	roof	
116	no	no	no	yes	0	26	0	4	784	0	70	35	0	653	
122	no	no	no	yes	0	4	0	0	798	0	71	30	0	roof	
123	no	no	no	yes	0	4	0	2	804	0	72	29	0	rood	
126	no	no	no	yes	18	24	2	2	807	0	74	28	0	roof	
media center	no	no	no	yes	16	50	0	4	827	0	73	30	0	roof	
205	no	no	no	yes	20	24	2	4	895	0	73	30	0	737	
206	no	no	no	yes	0	24	1	4	906	0	72	28	0	642	
105	no	no	no	yes	19	24	2	3	931	0	73	28	0	743	
211	no	no	no	yes	14	20	0	8	937	0	74	31	0	650	open windows
113	no	no	no	yes	24	25	0	4	1008	0	72	34	0	656	open windows, inspect unit ventilator for proper fan speed and damper position
208	no	no	no	yes	20	22	2	8	1100	0	74	33	0	780	open windows, inspect unit ventilator for proper fan speed and damper position
121	no	no	no	yes	16	22	0	7	1161	0	71	33	0	848	open windows, inspect unit ventilator for proper fan speed and damper position
210	no	no	no	yes	18	22	3	8	1217	0	74	35	0	1086	open windows, inspect unit ventilator for proper fan speed and damper position
201	no	no	no	yes	15	20	0	4	1246	0	76	34	0	908	open windows, inspect unit ventilator for proper fan speed and damper position
111	no	no	no	yes	22	24	0	4	1268	0	73	35	0	989	open windows, inspect unit ventilator for proper fan speed and damper position
203	no	no	no	yes	19	24	0	4	1269	0	75	33	0	1052	open windows, inspect unit ventilator for proper fan speed and damper position
118	no	no	no	yes	17	24	0	4	1382	0	71	36	0	1216	open windows, inspect unit ventilator for proper fan speed and damper position
									670						
207	no	no	no	yes	22	20	2	8	1398	0	73	36	0	1066	open windows, inspect unit ventilator for proper fan speed and damper position

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111	no	no	no	yes	22	24	0	4	1268	0	73	35	0	989	open windows, inspect unit ventilator for proper fan speed and damper position
Average					11	20	1	4	917	0	73	31	0	805	Fresh air supply in rooftop unit classrooms approximately 53% following HVAC adjustments recommended in January 2023 report