November 8, 2017

Clemson University
310 Klugh Avenue
Clemson, South Carolina 29634

Attn: Mr. W. Robert Newberry, IV
E-mail: wnewber@clemson.edu

Re: Limited Mold Investigation Report
Lee Hall – Various Rooms
Clemson University
Clemson, South Carolina
Terracon Project No. 86127158 – Task 114

Dear Mr. Newberry:

Terracon Consultants, Inc. (Terracon) conducted a limited mold investigation in multiple rooms of Lee Hall on the main campus of Clemson University, Clemson, South Carolina. Reports of surficial mold growth and high humidity have been reported from the occupant of these offices. This service was conducted in general accordance with our Master Service Agreement with Clemson University.

PROJECT DESCRIPTION

Scope of Services

At the request of Clemson University, Terracon representative Mr. Benjamin Hestir conducted a limited mold investigation including the collection of air samples (mold spore trap) in Rooms 118, 118A, 118B, 119, 121, G17, 157 and 158, Lee Hall, on October 25, 2017. Additionally, two (2) spore trap samples were collected outside the building for comparison.

The investigation included measurements of temperature and relative humidity in the rooms where the air samples were collected and additionally in Rooms 160, 161, 162, 163, 164, 165, 166, 168 and 169.

Standard of Care

This limited mold investigation was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. Terracon did not attempt to identify every potential exposure or hazard present in the subject building. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our sampling. Many factors, such as weather conditions, building occupancy, ventilation patterns and seasonal variations in fungal concentrations, can affect the conditions observed. The information contained in this report should not be relied upon to represent conditions that existed prior to or after this sampling. Terracon does not warrant the services of regulatory agencies, laboratories or other third parties supplying information that may have been used in the preparation of this report.

INVESTIGATION CRITERIA AND METHODS

Mold Sampling

Total mold spore trap samples were collected using Allergenco-D™ spore trap cassettes specifically designed for the collection of airborne mold spores. Air samples were collected using a calibrated Zefon Bio-Pump™ at a flow rate of 15 liters per minute (LPM) for 5 minutes at each location.

After collection, the spore trap samples were hand delivered to the Southeastern Environmental Microbiology Lab (SEEML) in Greenville, South Carolina. SEEML is accredited by the AIHA® Laboratory Accreditation Programs, LLC under the Environmental Microbiology Laboratory Accreditation Program (EMLAP), Accreditation #173667. Air samples were analyzed by direct microscopic examination and results are reported in spores per cubic meter of air (spores/m^3).

To help interpret the mold spore trap sampling results, we compared indoor air and outdoor air measurements. High variability in airborne fungal spore concentrations can exist in different geographic locations, during different seasons, and weather patterns, and over the course of a given day. As a general rule, indoor air fungal spore concentrations in a heating, ventilation and air-conditioning (HVAC)-supplied building are typically less than, but qualitatively similar to, fungal spore concentrations found in the outside environment.

No state or federal exposure limits have been established for fungal aerosols. Regulatory standards, medically based threshold limit or dose-response relationships have not been established for exposure to airborne or surface concentrations of mold spores. Terracon relies upon experience, professional judgment, current scientific literature, guidelines and recommendations made by professional organizations and experts, and statistical methods in interpreting mold sampling results.

Temperature and Relative Humidity

Indoor air temperature and relative humidity are physical conditions important to the perception of comfort. The American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) has published recommendations regarding thermal comfort. ASHRAE Standard 55-2013, Thermal Environmental Conditions for Human Occupancy, identifies six primary factors that affect comfort: metabolic rate (affected by the activity being performed); clothing insulation; air temperature; radiant temperature; air speed; and humidity.

Although the relationships are complex, a temperature range between 73 and 79 degrees Fahrenheit (°F) with relative humidity between roughly 20 and 60 percent (%) are recommended for persons in a conditioned setting wearing light summer clothing. Higher temperatures require lower humidity for comfort. For persons in winter clothing, temperatures can range between 68 and 75°F, with relative humidity between 20% and 60%, with preferred conditions falling between 30% and 50% for both winter and summer temperatures.

EPA recommends maintaining indoor humidity below 60%, ideally 30-50%, if possible.

Readings of temperature and relative humidity were collected with an Extech Model 445580 IAQ instrument which was calibrated by the manufacturer.

FINDINGS

General Observations

- Small spots of suspected fungal growth were observed on the tops of air handlers in Rooms 118,119, 121 and 123.
- Accumulations of dust and possible fungal growth were observed on the HVAC supply registers in Rooms 157, 158, 160 and 161.
- Water stained ceiling tiles were observed in Room G17.
- Previous damage was observed on the ceiling adjacent to the window in Room 164 that may have been caused by a water leak.
- Multiple rooms contained dehumidifiers, most were not running.
- Suspected fungal growth areas were on the order of a few square inches in the locations noted.
- Photographs from the assessment are attached.

Mold Air Sampling Results

The results of the total spore count samples analyses and IAQ measurements are presented in Table 1. The laboratory analytical reports with detailed findings are attached.

Table 1: Summary of Total Spore Count Analyses and IAQ Readings – October 25, 2017

Sample ID	Location Description	Total Spores/m³	Dominant Mold Genera	Temperature (Fahrenheit)	Relative Humidity (%)
LH-1	Room 118	273	Penicillium/Aspergillus, Ascospores	72.1	33.2
LH-2	Room 119	247	Basidiospores	72.3	34.6
LH-3	Room 121	221	Penicillium/Aspergillus, Cladosporium	73	36.2
LH-4	Room G17	234	Basidiospores	68.3	38.4
LH-5	Room 118B	156	Basidiospores, Penicillium/Aspergillus	71.7	36.5
LH-6	Room 118A	52	Penicillium/Aspergillus, Cladosporium	73.9	34.9
LH-7	Room 157	312	Cladosporium, Basidiospores	68.5	30.1
LH-8	Room 158	442	Cladosporium, Basidiospores	70.5	28.8
LH-9	Outside west entrance to Lee Hall	2,260	Cladosporium, Basidiospores,	66.9	32.8
LH-10	Outside Lee Hall across from Fluor Bldg.	2,380	Cladosporium, Basidiospores	---	---
Temp & RH	Room 160	NA	NA	73.9	26
Temp & RH	Room 161	NA	NA	71	27.1
Temp & RH	Room 162	NA	NA	72.2	26.4
Temp & RH	Room 163	NA	NA	69.9	27.8
Temp & RH	Room 164	NA	NA	71.4	28.6
Temp & RH	Room 165	NA	NA	69.9	27.7
Temp & RH	Room 166	NA	NA	72.3	26.1
Temp & RH	Room 168	NA	NA	73.9	28
Temp & RH	Room 169	NA	NA	73.5	37.4

'--- = Not Measured

The lowest total spore count outside was approximately five times higher than the highest spore count inside. The dominant mold genera indoors were *Basidiospores*, *Cladosporium* and *Penicillium/Aspergillus.* The dominant mold spore types outdoors were *Basidiospores* and *Cladosporium*. Conditions outside on the day we sampled were cool and sunny.

The laboratory analytical report is attached.

Temperature and Relative Humidity

The highest indoor temperature was 73.9ºF and the highest indoor relative humidity was 38.4%. The outdoor temperature was 66.9ºF and the relative humidity was 32.8% (See Table 1 above for all readings).

CONCLUSIONS

The following conclusions are provided based on our assessment:

- The results of mold air sampling indicated that total airborne mold spore concentrations inside the building were below the total mold spore levels measured in the two outdoor samples. Although airborne mold levels were not elevated, apparent fungal growth was observed in various areas. Suspected fungal growth was generally less than one square foot.
- The rooms identified as having very small amounts of surficial fungal growth on the tops of the air handlers were all adjacent to an inner courtyard and had sliding glass doors into the courtyard. These rooms include; 118,119, 121, and, 123. Surficial mold growth on metal surfaces generally indicates the surface is reaching the dew point and water is condensing on the surface.
- Dust accumulations on HVAC supply registers appear to have been painted over and very small amounts of fungal growth may be present. These rooms include; 157, 158, 160 and 161.
- Temperature and relative humidity levels measured were generally within EPA/ASHRAE guideline ranges, although some of the relative humidity readings were below the recommended lower bound of 30%. The use of dehumidifiers during the changing seasons may reduce humidity levels below recommended ranges.

RECOMMENDATIONS

The following recommendations are provided based on our assessment:

- Although the air sampling did not indicated elevated mold spore levels, the presence of visible mold growth should be corrected. Terracon recommends the cleaning of mold impacted surfaces in the rooms identified above and any similar room in the building.
- Dust accumulations on HVAC components should be cleaned. Additionally the HVAC units should be checked for cleanliness inside the unit. HVAC supply registers with heavy accumulations of dust and paint should be replaced if they cannot be cleaned effectively.
- The water stained ceiling tiles in Room G17 should be replaced and monitored for additional leaks until the wall assembly can be further evaluated. Water damage was observed in the ceiling of Room 164. This should also be monitored.
- Several rooms had portable dehumidifiers which indicate occupant complaints with humidity levels. At the time of testing the relative humidity was low. Terracon recommends to verify the HVAC systems are effectively removing humidity on

days the humidity levels are elevated (greater the 60%). Additionally the portable dehumidifiers should be kept clean.

- When the dew point is reached on HVAC surfaces condensation may form. This could also lead to surficial fungal growth. The cause of condensation may be contributed by conditions such as; poor HVAC performance, high humidity levels in the building from air leakage around windows, or lack of internal HVAC insulation. At a minimum the HVAC systems should be reviewed to ensure they are operating properly for the site conditions.

Terracon appreciates the opportunity to provide this service to Clemson University. If you have any questions regarding this limited mold investigation report, please contact the undersigned at 864-292-2901.

Sincerely,
Terracon Consultants, Inc.

Benjamin Hestir, P.E.
Project Industrial Hygienist

Jeffrey A. Gurrie
Senior Industrial Hygienist

Attachments: Photographs
Laboratory Results

Photographs



Photo #1 Suspected fungal growth on the supply register of the air handler in Room 118



Photo #2 Suspected mold growth on vertical blinds in Room 118



Photo #3 Water stains on ceiling in Room G17.



Photo #4 Dehumidifier in Room 157 (not in use at the time of our investigation)



Photo #5 Dust and paint accumulations on supply register in Room 158



Photo #6 Possible water damage to ceiling in Room 164

Laboratory Results

SEEML Reference Number:
171026011

Southeast Environmental Microbiology Laboratories
506 Laurens Rd
Greenville, SC 29607
Phone: (864) 233-3770
FAX: (864) 233-6589

The information and data for **Terracon** has been checked for thoroughness and accuracy. The following reports are contained within this document:

- ☐ Direct Exam Report
- ☒ Spore Trap Report
- ☐ Quantitative Fungal Report
- ☐ Andersen Fungal Report
- ☐ Quantitative Direct Exam Report

Lab Manager Review: Rafael Berrios Date: 10/26/17

Thank you for using SEEML laboratories. We strive to provide superior quality and service.
SEEML laboratories are AIHA (American Industrial Hygiene Association) Environmental Microbiology Accredited laboratory for only fungal analysis Air-Direct Examination (EMLAP # 173667).

The data within this report is reliable to three significant figures. The third significant figure is technically unjustified. In this instance, the third figure is reported as an estimate to facilitate the interpretation by the customer.

Confidentiality Notice:
The document(s) contained herein are confidential and privileged information, intended for the exclusive use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of the document(s) is strictly prohibited. If you have received this document in error, please immediately notify us by telephone to arrange for its return. Thank you.

Guidelines for Interpretation:
No accepted quantitative regulatory standards currently exist by which to assess the health risks related to mold and bacterial exposure. Molds and bacteria have been associated with a variety of health effects and sensitivity varies from person to person.
Several organizations, including: the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC), as well as the California Department of Health Services (CADHS), have all published guidelines for assessment and interpretation of mold resulting from water intrusion in buildings.

Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork.

Spore Trap Report

	Date Sampled: 10/25/17
Terracon	Date Received: 10/26/17
72 Pointe Circle	Date Analyzed: 10/26/17
Greenville, SC 29615	Date Reported: 10/26/17
	Date Revised:
	Project Name: Lee Hall
	Project Address: 86127158-Task 114
	Project City, State, ZIP:
	SEEML Reference # : 171026011

TEST METHOD: DIRECT MICROSCOPY EXAMINATION AT 400X (100% OF TRACE ANALYZED) SEEML SOP 7

Client Sample ID	LH-1			LH-2			LH-3		
Location	Rm 118-Office of Jackie Galbreath			Rm 119-Office of Connie Robinson			Rm 121- Office of Valerie Zimany		
Lab Sample ID	171026011-046			171026011-047			171026011-048		
Detection Limit (spores/m^3)	13			13			13		
Hyphal Fragments							2	26	
Pollen									
Spore Trap Used	Allergenco			Allergenco			Allergenco		
	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%
Alternaria									
Ascospores	6	78	29						
Basidiospores	3	39	14	12	156	63	3	39	18
Bipolaris/Drechslera									
Chaetomium									
Cladosporium	3	39	14	3	39	16	3	39	18
Curvularia							2	26	12
Epicoccum									
Cercospora									
Fusarium									
Memnoniella									
Nigrospora									
Penicillium/Aspergillus	9	117	43	3	39	16	9	117	53
Polythrincium									
Rusts									
Smuts/Periconia/Myxomy				1	13	5			
Spegazzinia									
Stachybotrys									
Stemphylium									
Tetraploa									
Torula									
Ulocladium									
Colorless/Other Brown 2									
Oidium									
Zygomycetes									
Pithomyces									
Background debris (1-5)3	3			3			3		
Sample Volume(liters)	75			75			75		
TOTAL SPORES/M^3	21	**273**		19	**247**		17	**221**	

Comments: Condition of the sample(s) upon receipt: Acceptable.

1=Total % may not equal 100 due to rounding.

2 = Colorless,other Brown are spores without a distinctive morphology on spore traps and non-viable surface samples.

3 = Background debris is the amount of particulate matter present on the slide and is graded from 1-5 with 1 = very light, 2= Light, 3 = Medium, 4 = Heavy, 5 = Very Heavy. The higher the rating the more likelihood spores may be underestimated. A rating of 5 should be interpreted as minimal counts and may actually be higher than reported.

The reporting limit is 1 Spore/sample.

Disclaimer: This report relates only to the samples tested

Respectfully submitted, SEEML

Rafael Berrios

Rafael Berrios, Approved Laboratory Signatory

506 Laurens Road
Greenville, SC 29607
Phone: (864) 233- 3770
Fax: (864) 233-6589
AIHA-LAP, LLC EMLAP # 173667

Spore Trap Report

	Date Sampled: 10/25/17
Terracon	Date Received: 10/26/17
72 Pointe Circle	Date Analyzed: 10/26/17
Greenville, SC 29615	Date Reported: 10/26/17
	Date Revised:
	Project Name: Lee Hall
	Project Address: 86127158-Task 114
	Project City, State, ZIP:
	SEEML Reference # : 171026011

TEST METHOD: DIRECT MICROSCOPY EXAMINATION AT 400X (100% OF TRACE ANALYZED) SEEML SOP 7

Client Sample ID	LH-4			LH-5			LH-6		
Location	Rm G17-Office of Joey Manson			Rm 118B			Rm 118A-Office of James Spence		
Lab Sample ID	171026011-049			171026011-050			171026011-051		
Detection Limit (spores/m^3)	13			13			13		
Hyphal Fragments	1	13							
Pollen									
Spore Trap Used	Allergenco			Allergenco			Allergenco		
	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%
Alternaria									
Ascospores	3	39	17						
Basidiospores	9	117	50	6	78	50			
Bipolaris/Drechslera									
Chaetomium									
Cladosporium	3	39	17	1	13	8	1	13	25
Curvularia									
Epicoccum									
Cercospora									
Fusarium									
Memnoniella									
Nigrospora									
Penicillium/Aspergillus	3	39	17	3	39	25	3	39	75
Polythrincium									
Rusts									
Smuts/Periconia/Myxomy				2	26	17			
Spegazzinia									
Stachybotrys									
Stemphylium									
Tetraploa									
Torula									
Ulocladium									
Colorless/Other Brown 2									
Oidium									
Zygomycetes									
Pithomyces									
Background debris (1-5)3	3			3			2		
Sample Volume(liters)	75			75			75		
TOTAL SPORES/M^3	18	**234**		12	**156**		4	**52**	

Comments: Condition of the sample(s) upon receipt: Acceptable.

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3 = Background debris is the amount of particulate matter present on the slide and is graded from 1-5 with 1 = very light, 2= Light, 3 = Medium, 4 = Heavy, 5 = Very Heavy. The higher the rating the more likelihood spores may be underestimated. A rating of 5 should be interpreted as minimal counts and may actually be higher than reported.

The reporting limit is 1 Spore/sample.

Disclaimer: This report relates only to the samples tested

Respectfully submitted, SEEML

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AIHA-LAP, LLC EMLAP # 173667

Spore Trap Report

	Date Sampled: 10/25/17
Terracon	Date Received: 10/26/17
72 Pointe Circle	Date Analyzed: 10/26/17
Greenville, SC 29615	Date Reported: 10/26/17
	Date Revised:
	Project Name: Lee Hall
	Project Address: 86127158-Task 114
	Project City, State, ZIP:
	SEEML Reference # : 171026011

TEST METHOD: DIRECT MICROSCOPY EXAMINATION AT 400X (100% OF TRACE ANALYZED) SEEML SOP 7

Client Sample ID	LH-7			LH-8			LH-9		
Location	Rm- 157-Office of Dustin Albright			Rm 158			Outside W Entrance to Lee Hall		
Lab Sample ID	171026011-052			171026011-053			171026011-054		
Detection Limit (spores/m^3)	13			13			13		
Hyphal Fragments							1	13	
Pollen									
Spore Trap Used	Allergenco			Allergenco			Allergenco		
	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%
Alternaria									
Ascospores				6	78	18	6	78	3
Basidiospores	6	78	25	9	117	26	42	546	24
Bipolaris/Drechslera									
Chaetomium									
Cladosporium	15	195	63	15	195	44	111	1440	64
Curvularia									
Epicoccum									
Cercospora									
Fusarium									
Memnoniella									
Nigrospora									
Penicillium/Aspergillus	3	39	13	3	39	9	9	117	5
Polythrincium									
Rusts									
Smuts/Periconia/Myxomy				1	13	3	4	52	2
Spegazzinia									
Stachybotrys									
Stemphylium									
Tetraploa									
Torula									
Ulocladium									
Colorless/Other Brown 2									
Oidium									
Zygomycetes							2	26	1
Pithomyces									
Background debris (1-5)3	2			3			3		
Sample Volume(liters)	75			75			75		
TOTAL SPORES/M^3	24	**312**		34	**442**		174	**2260**	

Comments: Condition of the sample(s) upon receipt: Acceptable.

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The reporting limit is 1 Spore/sample.

Disclaimer: This report relates only to the samples tested

Respectfully submitted, SEEML

Rafael Berrios

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AIHA-LAP, LLC EMLAP # 173667

Spore Trap Report

	Date Sampled: 10/25/17
Terracon	Date Received: 10/26/17
72 Pointe Circle	Date Analyzed: 10/26/17
Greenville, SC 29615	Date Reported: 10/26/17
	Date Revised:
	Project Name: Lee Hall
	Project Address: 86127158-Task 114
	Project City, State, ZIP:
	SEEML Reference # : 171026011

TEST METHOD: DIRECT MICROSCOPY EXAMINATION AT 400X (100% OF TRACE ANALYZED) SEEML SOP 7

Client Sample ID	LH-10								
Location	Outside Lee Hall Across From Flour Bldg.								
Lab Sample ID	171026011-055								
Detection Limit (spores/m^3)	13								
Hyphal Fragments	7	91							
Pollen									
Spore Trap Used	Allergenco								
	raw ct.	spores/m^3	%						
Alternaria	5	65	3						
Ascospores	12	156	7						
Basidiospores	72	936	39						
Bipolaris/Drechslera									
Chaetomium									
Cladosporium	93	1210	51						
Curvularia									
Epicoccum									
Cercospora									
Fusarium									
Memnoniella									
Nigrospora									
Penicillium/Aspergillus									
Polythrincium									
Rusts									
Smuts/Periconia/Myxomy	1	13	<1						
Spegazzinia									
Stachybotrys									
Stemphylium									
Tetraploa									
Torula									
Ulocladium									
Colorless/Other Brown 2									
Oidium									
Zygomycetes									
Pithomyces									
Background debris (1-5)3	3								
Sample Volume(liters)	75								
TOTAL SPORES/M^3	183	**2380**							

Comments: Condition of the sample(s) upon receipt: Acceptable.

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Southeast Environmental Microbiology Laboratories

Chain of Custody

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Phone : 864-233-3770, Fax: 864-233-6589, www.seeml.com, AIHA-LAP, LLC. (EMLAP) #173667

For Lab Use Only			
Condition of samples is acceptable	☑ YES ☐ NO	SEEML Ref #: 171026011	Lab ID: 0416 - 055

Company Information		Client Information		Environmental Conditions	
(Project Manager)	**Ben Hestir**	Date Sampled:	10/25/2017	Precipitation in last 16hrs:	None
(Company Name)	**Terracon**	Project Name:	Lee Hall	Relative Humidity I/O:	32% / 26%
(Address)	**72 Pointe Circle**	Project Address:	86127158 - Task 114	Temperature I/O:	72 deg / 67 deg
(City, State, Zip)	**Greenville, SC 29615**	City, State, Zip:		Wind Conditions	10-15 mph
(Phone)	**(864) 293-7348**				
(Email)	**ben.hestir@terracon.com**				

Sample Type Abbreviations:

A- Allergenco **S**-Swab **AP**-Andersen Plate
AOC- Air O Cell **T**-Tape **W**- Water
M5- Micro 5 **B**- Bulk **D**- Dust

Analysis Type:

1. SporeTrap, Air Sample Analysis-Same Day
2. Direct Exam Surface Sample Analysis -Same Day
3. Culturable Air / Surface Samples -7-10 days

Sample ID	Sample Location	Sample Type	Analysis Type	*Area	**Volume (L)	Notes
LH-1	Rm 118 - Office of Jackie Galbreath	A	1		75	
LH-2	Rm 119 - Office of Connie Robinson	A	1		75	
LH-3	Rm 121 - Office of Valerie Zimany	A	1		75	
LH-4	Rm G17 - Office of Joey Manson	A	1		75	
LH-5	Rm 118B	A	1		75	
LH-6	Rm 118A - Office of James Spencer	A	1		75	
LH-7	Rm 157 - Office of Dustin Albright	A	1		75	
LH-8	Rm 158	A	1		75	
LH-9	Outside W Entrance to Lee Hall	A	1		75	
LH-10	Outside Lee Hall across from Fluor Bldg	A	1		75	

Relinquished By:	Date/Time	Recieved By:	Date/Time
Ben Hestir	10/26/17 0917	Kathryn Bond	10/26/17

* Area is only required for culturable surface samples.

** Volume = Pump setting (L/min) x minutes