September 18, 2015

Clemson University
310 Klugh Avenue
Clemson, South Carolina 29634

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

Re: Limited Mold Investigation Report
Clemson University
McAdams Hall – Room 143
109 Daniel Drive
Clemson, South Carolina
Terracon Project No. 86127158 – Task 43

Dear Mr. Newberry:

Terracon Consultants, Inc. (Terracon) conducted a limited mold investigation in Room 143 at the within McAdams Hall located on McMillan Road on Clemson University's main campus in Clemson, South Carolina. It is our understanding there are occupant complaints pertaining to mold. The sampling was performed in general accordance with our IDC with Clemson University.

PROJECT DESCRIPTION

At the request of Clemson University, Terracon conducted a limited mold investigation of Room 146 in McAdams Hall on the Clemson campus. Terracon representative Mr. Ben Hestir performed this investigation on August 10, 2015. The occupants of the office in Room 146 had complaints of particulates emanating from the HVAC supply vents in this office, which is primarily used as office space for graduate students.

Terracon met with and interviewed Mr. Charles Privette for the Agricultural and Environmental Sciences Department. Mr. Privette is an associate professor and advises many of the graduate students assigned to office space Room 146.

It is Terracon's understanding that the accumulation of particulate in Room 146 under the HVAC supply registers was causing concern regarding a possible mold problem. This office is located on the southwest corner of the building and is reported to have had problems with air flow after being subdivided a few years back from a larger room for use as an office.

This 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 investigation. Many factors, such as weather conditions, building occupancy, ventilation patterns, and seasonal variations in fungal/bacterial concentrations or local sources of volatile chemicals, 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 investigation. 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

Physical Inspection

The physical assessment was conducted to determine whether building materials were impacted by moisture intrusion or condensate formation, and to identify the presence of visible fungal growth. The inspection focused primarily on collecting observational data (i.e., information obtained by physical inspection of the building and interviews with the building management, owners, and occupants). The physical inspection can help to formulate plans for more in-depth investigation. Destructive sampling or testing to inspect interior wall cavity spaces or mechanical enclosures was not within the scope of work for this project.

The physical inspection included:

- an examination of the physical structure and potential indoor and outdoor sources of moisture intrusion;
- the identification of any discoloration or odor that could indicate moisture intrusion, water damage, and/or fungal growth;
- using a moisture meter to detect moisture impacted materials; and,
- an examination of the HVAC air handler.

Moisture Content in Building Materials

Excess moisture in building materials may result in the growth of fungi or bacteria. There are no regulations or standards for moisture content in installed building materials. Moisture content will vary building-to-building and across geography, depending largely on relative humidity and indoor environmental conditions. Terracon applied industry best practices and equipment manufacturer guidelines to determine the moisture content of materials in this facility.

A moisture meter was used to identify suspect water-impacted materials. Building materials have different absorptive and moisture retention properties and will come into equilibrium with environmental moisture (as indicated by relative humidity levels) or become wet by contact with water.

Our investigation was limited to accessible surfaces. No demolition or fixture removal was performed to access interstitial spaces such as mechanical enclosures or wall cavities. A Protimeter® Mini Moisture Meter, Model BLD2000 direct-reading moisture meter was used to measure the moisture content of the building materials included in this investigation. Prior to use, the meter was calibrated according to the manufacturer's recommendations. The moisture meter works via the measurement of electroconductivity through the surface being tested via two penetrating probes.

According to Protimeter®, Wood Moisture Equivalent (%WME) readings above 16% should generally be considered excess moisture that may indicate moisture intrusion and the early stages of wood-deteriorating organism growth.

Mold Sampling

There are no State or Federal exposure limits established for fungal aerosols. There are currently no regulatory standards or medically based threshold limit or dose-response relationships 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.

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 an HVAC-supplied building are typically less than, but qualitatively similar to, fungal spore concentrations found in the outside environment. To help interpret the sampling results, we compared indoor air and outdoor air measurements.

Total non-viable (non-culturable) fungal spore trap samples were collected using Air-O-Cell™ spore trap cassette specifically designed for the collection of airborne mold spores. Air samples were collected using a Zefon Bio-Pump™ at a flow rate of 15 liters per minute (LPM) for 5 minutes at each location. After air sample collection, the samples were hand delivered to Southeast Environmental Microbiology Laboratories, Inc. (SEEML), accredited by the AIHA® Laboratory Accreditation Programs, LLC under the Environmental Microbiology Laboratory Accreditation Program (EMLAP), Accreditation #173667. The samples were analyzed by direct microscopic examination and are reported in spores per cubic meter of air (spores/m^3). One bulk sample of insulation was also submitted to SEEML for direct examination for mold and asbestos content. SEEML is accredited for asbestos analysis by the AIHA® Laboratory

Accreditation Programs, LLC under the National Voluntary Laboratory Accreditation Program (NVLAP), Accreditation # 201031-0.

Temperature and Relative Humidity

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

FINDINGS

Physical Assessment

McAdams Hall is located at 821 McMillan Road in Clemson, SC and contains offices, labs and classrooms for the Clemson University School of Computing as well as the School of Agricultural and Environmental Sciences.

Room 146 is on the southwest corner of McAdams Hall. At the time of our investigation there was only one occupant in the 800 square foot office space, which contains cubicles and can accommodate 20 graduate students. Based on discussions with Charles Privette of Agricultural and Environmental Sciences, Room 146 was previously part of a larger room that was approximately triple the square footage and was subdivided into three separate rooms around 2003. McAdams Hall was originally constructed in the late 1970's.

The room appears well maintained but an accumulation of surficial particulate matter was observed beneath two supply registers in the office. Heating and cooling is supplied through a commercial grade HVAC. The air handler is located on an elevated steel structure in a room on the southeast corner of McAdams Hall. Charles Privette of the Agricultural and Environmental Sciences provided access to the air handling unit which was not functioning at the time of our visit due to a drive belt that had slipped off of a pulley.

An inspection of the air handler found that the insulation material inside the air handler appeared in poor condition and contained significant accumulations of dust and areas of possible mold growth. The insulation appeared to have begun to disintegrate, presumably due to the age of the material.

Photographs of the assessment are attached.

Moisture Content in Building Materials

Moisture levels in drywall and drop ceiling tiles in Room 146 were well below the damp region of the meter scale (16% WME). No evidence of water infiltration was observed in the office or in adjoining common areas.

Temperature and Relative Humidity

At the time of sampling the indoor temperature was measured at 76.2 degrees Fahrenheit (F) and relative humidity at 52.4%. The outdoor temperature was 79.3 degrees F and relative humidity was 83.3% with light winds and cool, cloudy conditions.

HVAC Insulation Sampling

On August 10, 2015 a sample of insulation from the air handler was collected and submitted to SEEML for mold direct examination and asbestos analysis by polarized light microscopy (PLM). The sample was submitted to the lab as McAdams HVAC. The results for the mold direct exam did not identify fungal growth but some "scattered spores" were identified (*cladosporium* and *aspergillus/penicillium*).

No asbestos was identified in the PLM analysis and the material was described by SEEML as 70% fiberglass and 30% non-fibrous material.

The laboratory analytical report is attached.

Mold Air Sampling

On August 10, 2015 a total of four air samples were collected; two samples indoors and two samples outdoors for comparison. The analytical results from the air samples are summarized in Table 1 below:

Table 1: Summary of Mold Spore Results – August 10, 2015

Sample #	McAd146-1	McAd146-2	McAd146-3	McAd146-4
Location	**Room 146 – North end**	**Room 146 – South end**	**Outside Southeast entrance**	**Outside West side entrance**
Spore Type	**Spores/m^3**	**Spores/m^3**	**Spores/m^3**	**Spores/m^3**
Alternaria	---	---	---	---
Ascospores	---	---	728	273
Aspergillus/ Penicillium	26	---	---	---
Rusts	---	---	---	---
Basidiospores	195	130	2,770	1,180
Bipolaris/ Dreschlera	---	---	---	---
Cladosporium	273	247	39	39
Curvularia	---	---	52	---
Epicoccum	---	---	---	---
Cercospora	---	---	---	65
Myxomycetes/ Perconia/Smut	---	---	---	13
Torula	---	---	---	---
Oidium	---	---	---	---
Pithomyces	---	---	---	---
Total	**494**	**377**	**3,590**	**1,570**

The indoor total mold spore results in both locations were lower than both outdoor levels. In addition, the types of mold identified from the indoor sampling were consistent with those identified on the outdoor samples with the exception of a minor detection of *aspergillus/penicillium* indoors that was not identified in either outdoor sample. The laboratory analytical report is attached.

Conclusions and Recommendations

The following conclusions and recommendations are provided based on our assessment:

- Total mold spore levels in the Room 146 were below outdoor spore levels.
- No evidence of water intrusion or leaks were visually observed or measured with the Protimeter® moisture meter.
- The insulation sample from the air handler was not found to contain asbestos and did not show signs of fungal growth. The observed discoloration was due to an accumulation of dust.
- Temperature and relative humidity as measured inside McAdams Hall at the time of our investigation were not at levels that should contribute to indoor fungal growth.
- The particulate observed in Room 146 is very likely the result of the disintegration of the insulation within the HVAC air handler system and does not appear to be associated with active fungal growth.
- Clemson should consider re-insulating and cleaning the HVAC air handler that serves this office.

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

Sincerely,
Terracon Consultants, Inc.





Benjamin Hestir, P.E.
Project Industrial Hygienist

Brian J. DuChene, RPIH
Senior Associate

Attachments: Photographs
Laboratory Results

Photographs

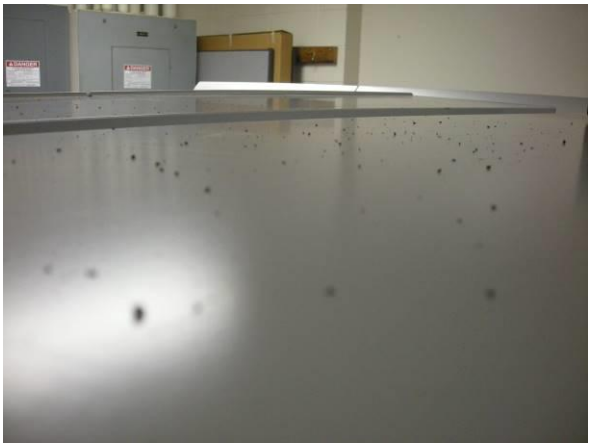


Photo #1 View of particulate on top of shelving in Room 146 in McAdams Hall



Photo #2 View of interior insulation in HVAC unit that provides conditioned air to Room 146 – McAdams Hall



Photo #3 Location of sample McAd146-2 on south end of Room 146



Photo #4 Location of sample McAd146-3 outside south side of McAdams Hall



Photo #5 Location of sample McAd146-4 outside west side of McAdams Hall

Laboratory Results

SEEML Reference Number:
150810051

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: 08/10/15

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.

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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

Attention: Ben Hestir	Date Sampled: 08/10/15
Terracon	Date Received: 08/10/15
3534 Rutherford Road	Date Analyzed: 08/10/15
Taylors, SC 29687	Date Reported: 08/10/15
	Date Revised:
	Project Name: CU McAdams
	Project Address: Clemson, SC
	SEEML Reference # : 150810051

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

Client Sample ID	McAd146-1			McAd146-2			McAd146-3		
Location	McAdams Rm. 146 North Side			McAdams Rm. 146 South Side			McAdams Outside South Entrance		
Lab Sample ID	150810051-155			150810051-156			150810051-157		
Detection Limit (spores/m^3)	13			13			13		
Hyphal Fragments	2	26		3	39		7	91	
Pollen	1	13							
Spore Trap Used	AOC			AOC			AOC		
	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%	raw ct.	spores/m^3	%
Alternaria									
Ascospores							56	728	20
Aureobasidium									
Basidiospores	15	195	39	10	130	34	213	2770	77
Bipolaris/Drechslera									
Botrytis									
Chaetomium									
Cladosporium	21	273	55	19	247	66	3	39	1
Curvularia							4	52	1
Epicoccum									
Cercospora									
Fusarium									
Nigrospora									
Penicillium/Aspergillus	2	26	5						
Rusts									
Smuts/Periconia/Myxomy									
Stachybotrys									
Stemphylium									
Memnoniella									
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	38	**494**		29	**377**		276	**3590**	
Quality Control									

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, Inc.

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

Attention: Ben Hestir	Date Sampled: 08/10/15
Terracon	Date Received: 08/10/15
3534 Rutherford Road	Date Analyzed: 08/10/15
Taylors, SC 29687	Date Reported: 08/10/15
	Date Revised:
	Project Name: CU McAdams
	Project Address: Clemson, SC
	SEEML Reference # : 150810051

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

Client Sample ID	McAd146-4								
Location	McAdams Outside West Entrance								
Lab Sample ID	1508100051-158								
Detection Limit (spores/m^3)	13								
Hyphal Fragments	8	104							
Pollen									
Spore Trap Used	AOC								
	raw ct.	spores/m^3	%						
Alternaria									
Ascospores	21	273	17						
Aureobasidium									
Basidiospores	91	1180	75						
Bipolaris/Drechslera									
Botrytis									
Chaetomium									
Cladosporium	3	39	2						
Curvularia									
Epicoccum									
Cercospora	5	65	4						
Fusarium									
Nigrospora									
Penicillium/Aspergillus									
Rusts									
Smuts/Periconia/Myxomy	1	13	<1						
Stachybotrys									
Stemphylium									
Memnoniella									
Ulocladium									
Colorless/Other Brown 2									
Oidium									
Zygomycetes									
Pithomyces									
Background debris (1-5)3	3								
Sample Volume(liters)	75								
TOTAL SPORES/M^3	121	**1570**							
Quality Control									

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, Inc.

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

SEEML Reference Number:
150810005-DX

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
- ☐ Andersen Fungal Report
- ☐ Quantitative Direct Exam Report
- ☐ Quantitative Fungal Report

Lab Manager Review: Rafael Berrios Date: 08/10/15

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).

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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.

Direct Microscopic Examination Report

Attention: Ben Hestir	Date Sampled: 08/10/15
Terracon	Date Received: 08/10/15
3534 Rutherford Road	Date Analyzed: 08/10/15
Taylors, SC 29687	Date Reported: 08/10/15
	Project Name/Address: CU McAdams/86127158 TK 43
	SEEML Reference # : 15081005-DX

TEST METHOD: Direct Microscopy Examination at 400X

Client Sample ID	McAdams HVAC			
Location	Air Handler			
SEEML Sample ID	150810005-DX-008			
Sample Type	Bulk			
	Quantification *	Quantification *	Quantification *	Quantification *
Hyphal Fragments	**Scattered**			
Pollen				
General Impressions **	**NFG**			
Fungal Spore:				
Alternaria				
Acremonium				
Arthrinium				
Ascospores				
Basidiospores				
Botrytis				
Chaetomium				
Cladosporium	**Scattered Spores**			
Cercospora				
Curvularia				
Drechslera/Bipolaris				
Epicoccum				
Geotrichum				
Nigrospora				
Pen./ Asp	**Scattered Spores**			
Peronospora/Oidium				
Pithomyces				
Rusts				
Smuts/Myxomycetes				
Stachybotrys				
Stemphylium				
Tetraploa				
Torula				
Ulocladium				
Fusarium				
Quality Control				

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

*** Quantification of fungal growth are graded VL through VH with VL = Very Light Fungal Growth, L = Light Fungal Growth, M = Moderate Fungal Growth, H = Heavy Fungal Growth & VH = Very Heavy Fungal Growth**

**** General Impressions: NFG = No Fungal Growth, FG = Fungal Growth, MFG = Minimal Fungal Growth Or Growth in vicinity, ND = No Fungal Spores Detected**

Disclaimer: This report relates only to the samples tested

Respectfully submitted, SEEML

Rafael Berrios, **Approved Laboratory Signatory**

506 Laurens Road
Greenville, SC 29607
Phone: (864) 233- 3770
Fax: (864) 233- 6589

SEEML Reference Number:
150810005-A

Southeast Environmental Microbiology Laboratories
506-A Laurens Road
Greenville, South Carolina 29607
Phone: (864) 233-3770
Fax: (864) 233-6589

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

☒ Bulk asbestos fiber analysis: EPA 600/M4-82-020 Interim Method for the Determination of Asbestos in Bulk Insulation

☒ Bulk asbestos fiber analysis: EPA 600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials

Lab Manager Review:  Date: 08/10/15

Thank you for choosing Southeast Microbiology Laboratories (SEEML). We strive to provide superior quality testing, analytical data and customer service. SEEML is accredited through the National Institute of Standards and Technology (NIST) National Voluntary Accreditation Program (NVLAP) for bulk asbestos analysis (NVLAP # 201031-0).

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Guidelines for Interpretation:
A material is considered regulated asbestos containing material (ACM) where the asbestos content is determined to be one percent or greater. 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 published guidelines for assessment and interpretation of analytical data indicating a tested material is ACM.

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

Southeast Environmental Microbiology Laboratories - Asbestos Division
506 A- Laurens Rd, Greenville, SC 29607
Phone: 864-233-3770, Fax: 864-233-3779 , www.seeml.com

PLM Asbestos Bulk Sample Summary

Client:	Ben Hestir Terracon 3534 Rutherford Rd. Taylors, SC 29687	Date Sampled:	08/10/15
		Date Received:	08/10/15
		Date Analyzed:	08/10/15
		Date Reported:	08/10/15
		Project Name:	CU McAdams
Analyzed by:	Kelsey Murphy	Project Address:	Clemson, SC
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	150810005-A
Regular/Split Layers Analyzed:	1/0		

Lab No.: / Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
021A / McAdams HVAC	**None Detected**	70% Fibrous Glass	30%	Air Handler

Approved by:



Approved Signatory: Kelsey Murphy

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. SEEML reserves the right to dispose of all samples after a period of thirty days, according to all state and federal guidelines, unless otherise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected the minimum detection and reporting limit is less than 1% unless point counting is preformed. Floor tile samples may contain large amounts of interference material and it is recommmended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification

SEEML NVLAP Lab ID:201031-0