

Mold Inspection Report

603 N. Commander Street
Florence, South Carolina

Prepared for: City of Florence
324 W. Evans Street
Florence, SC 29501
Annie Brown, Ph.D ahbrown@cityofflorence.com

Prepared by: Enga Hair, CIH, PE *Enga Hair*

Date of Inspection: January 27, 2025

Date of Report: January 29, 2025

Project Number: 25-692

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
MOLD FINDINGS	4
CONCLUSIONS	5
TAPE LIFT SAMPLE ANALYSIS	6

EXECUTIVE SUMMARY

The purpose of this investigation was to conduct a visual inspection and perform tape lift sampling in order to ascertain potential mold growth and assess indoor air quality within the home at 603 N. Commander Street, Florence, SC.

Evidence of water damage was identified on the walls of the and ceiling of three rooms of the home: the room adjacent and to the west of the kitchen, the northwest bedroom, and the northeast bedroom. There is evidence of mold growth and a musky odor was detected.

Tape lift testing was performed at three (3) locations on the walls/ceilings in the above describes rooms.

The survey was conducted by Certified Industrial Hygienist Enga Hair on January 27, 2025. Tape lift samples and were submitted for nonviable direct microscopy analysis. Eurofins|CEI Labs, Inc., located in Fort Mill, South Carolina, is accredited by the American Industrial Hygiene Association AIHA-LAP, LLC for satisfactory compliance with criteria established for environmental microbiology for the direct examination of fungi for air. The laboratory analysis reports the specific type of mold spores identified as being present in the air at the time samples were taken.

As shown on the attached laboratory report, two rooms in the house- adjacent to the kitchen and the northwest bedroom- were found to have a Mold Growth Rating (MGR) indicating present or past active mold growth. Water indicators Chaetomium, Stachybotrys, and Ulocladium were all identified in the room north of the kitchen. Stachybotrys and Chaetomium were also identified in the northwest bedroom.

MOLD FINDINGS

Sample #	Description	MGR (Mold Growth Rating)	Identification
B3832791	Room north of Kitchen	4	Aspergillus/Penicillium
		3	Chaetomium
		3	Stachybotrys
		2	Hyphal Fragments
		1	Ulocladium
B3832813	Northwest Bedroom	3	Aspergillus/Penicillium
		1	Hyphal Fragments
		1	Stachybotrys
		1	Chaetomium
B3832805	Northeast Bedroom	1	Cladosporium

Laboratory Report Attached : See attached Eurofins|CEI Labs Mold Tape Lift Report SM240595 dated January 29, 2025.

Potential Source(s) and Cause(s) of mold : Previous water intrusion from roof leak

Mold Remediation Recommendation(s) : Remove material with visible mold; treat studs or supportive wood with antimicrobial product; wipe interior surfaces of the two rooms with antimicrobial product; paint surfaces to remain with mold inhibiting primer; use air scrubbers inside house during remediation.

Mold Remediation Protocol : Perform remediation according to ANSI/IICRC S520 standards and following remediation, prepare a post remediation verification report.

CONCLUSIONS

Two tape lift samples indicated water indicator molds. The room north of the kitchen and the northwest bedroom. These rooms also have hyphal fragments, indicating previous water damage. These fragments can cause allergies as well as chronic respiratory disease. Stachybotrys, or “black mold”, found in two interior rooms of the house, can cause respiratory as well as central nervous system issues. Chaetomium, also found in two interior rooms of the house, can cause allergies, respiratory and neurological issues as well as weaken the immune system. Ulocladium, found in one interior room of the house, can cause allergies and respiratory problems.

It is in my professional option, mold remediation should be performed as soon as feasibly possible in order to revert the house back to a healthy environment.

TAPE LIFT SAMPLE ANALYSIS

January 29, 2025

ECH Consultants
1823 Trade Street
Florence, SC 29501

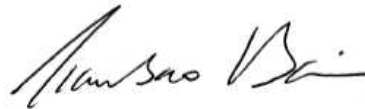
CLIENT PROJECT: 603 Commander Street; Florence
LAB CODE: 631152-1

Dear Customer,

Enclosed are mold analysis results for bulk samples received at our laboratory on January 28, 2025. The samples were analyzed for mold spores using nonviable methodology.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,



Tianbao Bai, Ph.D., CIH
Laboratory Director

AIHA LAP 103025



Built Environment Testing

MOLD BULK REPORT
By: Nonviable Methodology

Prepared for

ECH Consultants

CLIENT PROJECT: 603 Commander Street; Florence

LAB CODE: 631152-1

TEST METHOD: CEI Method 120

REPORT DATE: 01/29/25

Client: ECH Consultants
1823 Trade Street
Florence, SC 29501

Lab Code: 631152-1
Date Received: 01/28/25
Date Analyzed: 01/29/25
Date Reported: 01/29/25

Project: 603 Commander Street; Florence

Method: CEI Method 120

Client ID	Lab ID	Sample Location	Background Debris	MGR	Identification
B3832791	3017640	Room adj to kitchen	2	4	Aspergillus/Penicillium - Like
				3	Chaetomium
				3	Stachybotrys
				2	Hyphal Fragments
				1	Ulocladium
B3832813	3017641	Back bedroom	4	3	Aspergillus/Penicillium - Like
				1	Hyphal Fragments
				1	Stachybotrys
				1	Chaetomium
B3832805	3017642	Front Bedroom	4	1	Cladosporium

MGR = MOLD GROWTH RATING:

- 0 - No fungal matter was detected; Debris present is not consistent with fungal matter.
- 1 - Trace amount of fungal matter detected; A few random appearances of fungal matter indicated. Probably due to settling. Does not indicate active growth.
- 2 - Up to 25% of the sample surface is covered with fungal matter; Probably indicates active growth at some point in time.
- 3 - 26%-50% of the sample surface is covered with fungal matter; Indicates active growth at some point in time.
- 4 - 51%-75% of the sample surface is covered with fungal matter; Indicates active growth at some point in time.
- 5 - >75% of the sample surface is covered with fungal matter; Indicates active growth at some point in time.

BACKGROUND DEBRIS:

- 0 - **None Detected.** No debris observed.
- 1 - **Trace.** Field of view obscured < 5%.
- 2 - **Light.** Field of view obscured 5% to 25%.
- 3 - **Moderate.** Field of view obscured 25% to 75%.
- 4 = **Heavy.** Field of view obscured 75% to 90%.
- 5 - **Very Heavy.** Field of view obscured >90%.

MGR = MOLD GROWTH RATING:

- 0 - No fungal matter was detected; Debris present is not consistent with fungal matter.
- 1 - Trace amount of fungal matter detected; A few random appearances of fungal matter indicated. Probably due to settling. Does not indicate active growth.
- 2 - Up to 25% of the sample surface is covered with fungal matter; Probably indicates active growth at some point in time.
- 3 - 26%-50% of the sample surface is covered with fungal matter; Indicates active growth at some point in time.
- 4 - 51%-75% of the sample surface is covered with fungal matter; Indicates active growth at some point in time.
- 5 - >75% of the sample surface is covered with fungal matter; Indicates active growth at some point in time.

BACKGROUND DEBRIS:

- 0 - **None Detected.** No debris observed.
- 1 - **Trace.** Field of view obscured < 5%.
- 2 - **Light.** Field of view obscured 5% to 25%.
- 3 - **Moderate.** Field of view obscured 25% to 75%.
- 4 = **Heavy.** Field of view obscured 75% to 90%.
- 5 - **Very Heavy.** Field of view obscured >90%.

METHOD: CEI Method 120

All samples received in acceptable condition. Information provided by customer includes customer sample ID, location and volume. Analytical results are not corrected for field and laboratory blanks.

Eurofins Built Environment Testing East, LLC bears no responsibility for client sampling methods and makes no warranty representation regarding the accuracy of client-supplied information in preparing and presenting analytical results. Eurofins Built Environment Testing East, LLC maintains liability limited to the cost of analysis, except for Eurofins Built Environment Testing East, LLC's own willful misconduct or gross negligence. Interpretation of the analytical results is the sole responsibility of the customer. Test results relate only to the items tested and cannot be extrapolated to anything larger than their original intent. This report may not be reproduced, except in full, without written approval by Eurofins Built Environment Testing East, LLC.



Vidya Natarajan
Analyst

DATA QA:



Andy Matelski
1/29/2025

APPROVED BY:



Tianbao Bai, Ph.D., CIH
Laboratory Director

SUBMITTED BY	INVOICE TO	CONTACT INFORMATION	SERIES
Company: ECH Consultants	Company: ECH Consultants	Contact:	-1 Micro Priority
Address: 1823 Trade Street	Address: 1823 Trade Street	Phone:	
Florence, SC 29501	Florence, SC 29501	Fax:	
Project Number and/or P.O. #: None Given	Project Zip Code:	Cell:	
Project Description/Location: 603 Commander Street; Florence		Final Data Deliverable Email Address: enga@echconsultants.com (+ 1 ADDNL. CONTACTS)	

ASBESTOS LABORATORY	REQUESTED ANALYSIS							VALID MATRIX CODES				LAB NOTES					
PLM / PCM / TEM DTL RUSH PRIORITY STANDARD								Air = A	Bulk = B			SC					
CHEMISTRY LABORATORY								Dust = D	Food = F								
Dust RUSH PRIORITY STANDARD								Paint = P	Soil = S								
Metals RUSH PRIORITY STANDARD *PRIOR NOTICE REQUIRED FOR SAME DAY TAT								Surface = SU	Swab = SW								
Organics* SAME DAY RUSH PRIORITY STANDARD								Tape = T	Wipe = W								
MICROBIOLOGY LABORATORY								Drinking Water = DW									
Viable Analysis** PRIORITY STANDARD **TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH								Waste Water = WW									
Medical Device Analysis RUSH STANDARD								**ASTM E1792 approved wipe media only**									
Mold Analysis RUSH PRIORITY STANDARD																	
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.																	
Special Instructions:	PLM	TEM	PCM	DUST	METALS	ORGANICS	VARIABLES	MEDICAL	MOLD - Bulk Mold Analysis (ASTM D7658-17)	Sample Volume (L) / Area	Sample Temperature (°C)	Length (or Aliquots) x Width (or Area) (Aliquot)	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm	Laboratory Analysis Instructions
Client Sample ID Number (Sample ID's must be unique)	ASBESTOS	CHEMISTRY	MICROBIOLOGY	ICO													
1 B3832791									X				T				
2 B3832813									X				T				
3 B3832805									X				T				

Eurofins Built Environment Testing East, LLC establishes a unique Lab Sample ID, for each sample, by preceding each unique Client Sample ID with the laboratory RES Job Number. Eurofins Built Environment Testing East, LLC will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days. Failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By:	Date/Time: 01/28/2025 8:01:13	Sample Condition: Acceptable
Received By:	Olivia Gardner Date/Time: 01/28/2025 8:26:50	Carrier: Fed-Ex

**ECH Consultants
Sample Locations**

RES #: 631152
Project Number and/or P.O. #: None Given
Project Description/Location: 603 Commander Street; Florence

Client Sample ID	Sample Location
B3832791	Room adj to kitchen
B3832813	Back bedroom
B3832805	Front Bedroom



MOLD / MATERIALS IDENTIFICATION CHAIN OF CUSTODY

CEI

730 SE Maynard Road, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

LAB USE ONLY:
CEI Lab Code: <u>63152</u>
CEI Lab I.D. Range:

COMPANY INFORMATION		PROJECT INFORMATION	
CEI CLIENT #:		Job Contact:	
Company: ECH Consultants		Email / Tel:	
Address: 1823 Trade Street		Project Name: 603 Commander Street	
Florence, SC 29501		Project ID# Florence	
Email: enga@echconsultants.com		PO #:	
Tel:	Fax:	STATE SAMPLES COLLECTED IN: SC	

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

MICROBIOLOGY	METHOD	TURN AROUND TIME						
		4 HR*	8 HR*	24 HR	2 DAY	3 DAY	5 DAY	7-10 DAY
MOLD NON-VIABLE	TAPE LIFT, BULK, SWAB	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
MOLD NON-VIABLE	SPORETRAP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
MOLD VIABLE	IMPACTOR							<input type="checkbox"/>
MOLD VIABLE	BULK, SWAB, DUST							<input type="checkbox"/>
DUST CHARACTERIZATION	PLM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PARTICLE IDENTIFICATION	PLM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBUSTION-BY-PRODUCTS	ASTM D6602-13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBUSTION-BY-PRODUCTS WITH TEM CONFIRMATION OF SOOT	ASTM D6602-13		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FIELD ID #	SAMPLE LOCATION	AREA (in ²)	VOLUME(L)
B383 2791	Room ady to kitchen		
B383 2813	Back bedroom		
B383 2805	Front Bedroom		

REMARKS:			
			<input type="checkbox"/> Accept Samples <input type="checkbox"/> Reject Samples
Relinquished By:	Date/Time	Received By:	Date/Time
<u>Enga</u>	01/27/25 2:20		

Samples will be disposed of 30 days after analysis

The Board for Global EHS Credentialing® (BGC®)

through its vested authority, hereby confirms that

Enga Hair

has met all requirements of education, experience, and examination set forth through the BGC's American Board of Industrial Hygiene® (ABIH®) credentialing division for initial certification in the Comprehensive Practice of Industrial Hygiene and is thereby conferred the credential of

Certified Industrial Hygienist® (CIH®)

The aforementioned individual is given all rights, privileges, and responsibilities as both a diplomate of the BGC and holder of the CIH credential, provided that the credential is not suspended or revoked, and it is renewed annually. Moreover, the holder must meet all recertification requirements, including the obligation to practice ethically as prescribed by the BGC.



Credential Number: 12687 CP

Award Date: May 28, 2022

Expiration Date: December 1, 2027

A handwritten signature in blue ink, appearing to read "Thomas G. Grumbles", is written over a horizontal line.

Thomas G. Grumbles, CIH, CPPS, FAIHA
Chair of the Board of Directors



A handwritten signature in blue ink, appearing to read "Ulric K. Chung", is written over a horizontal line.

Ulric K. Chung, MCS, PhD
Chief Executive Officer and Secretary