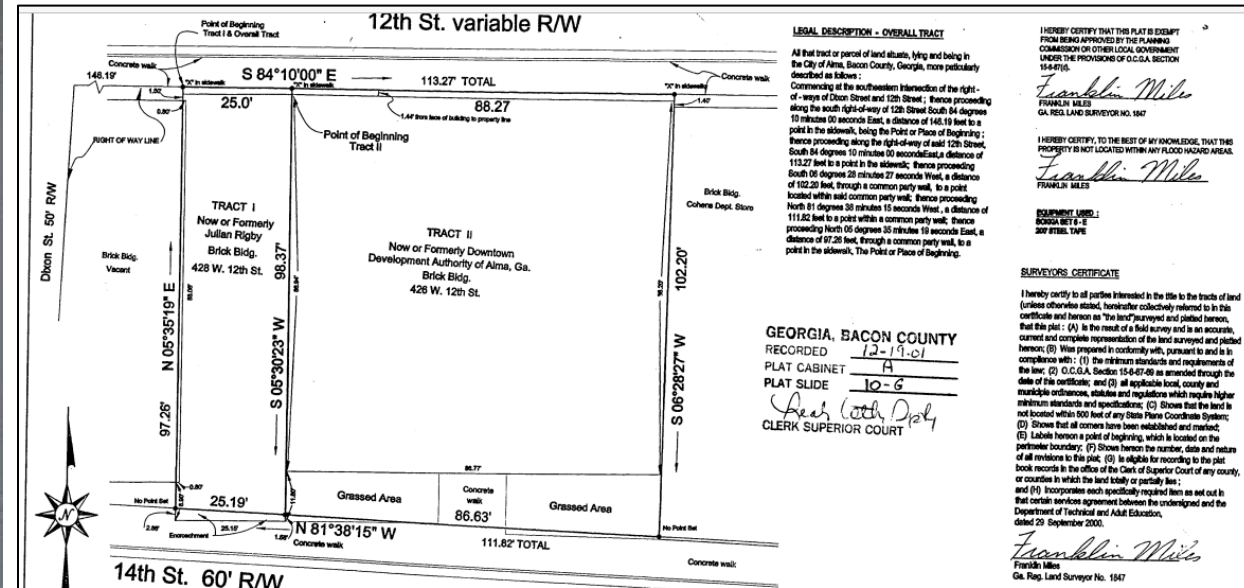
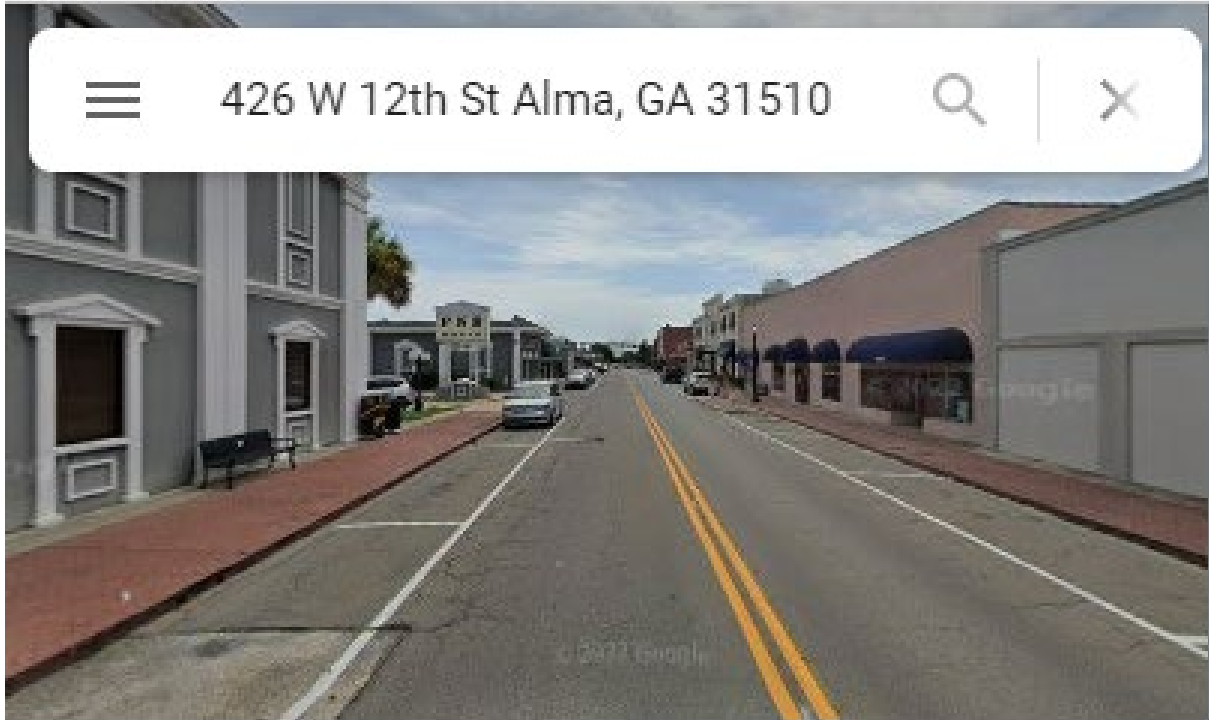


Georgia Department of Human Services

Request to surplus Alma property 8.2022

The Property

426 West 12th Street, Alma, Georgia



426 W 12th St

Alma, GA 31510

The Inspection

On 6.7.2022, LSB Inspections, LLC inspected the Georgia Department of Human Services building located at 426 West 12th Street in Alma, Georgia.

The Results

- The results of the visual inspection revealed mold actively growing on areas of wall on rear of building where roof drains are located.
- There was substantial deterioration in the drywall up to 4 feet from the floor. Grade at rear of building needs to be corrected to remove excess soil from near building.
- Roof drain portals appear to be insufficient to allow proper runoff of rainwater causing water accumulation and leakage near rear of building.
- Multiple HVAC systems were inoperable.
- Poor environmental controls leading to excessive humidity that promotes mold growth

The Testing

- Air samples were taken in break room (left rear of building), right rear corner near restrooms, right hall near reception, midway of left hall near HVAC closets and a tape sample was collected at rear wall of breakroom where mold was actively growing.
- An outside control sample was also collected.

Cause and Origin Conclusions

- Poor environmental controls.
- HVAC units need to be in full operational order.
- Roof leak issues need to be immediately addressed.
- Rear walls that have affected drywall should have demolition, cleaning and repairs performed.

Recommended Mold Remediation and Cleaning Procedures

- Based upon my observations, it is my opinion that the following mold remediation tasks would be warranted to eliminate and/or reduce the indoor fungal contamination.
- Remediation should be performed by a certified mold remediation contractor. The contractor should follow my guidelines as well as, in accordance with the IICRC S520 Standard and Reference Guide for Professional Mold Remediation.
- Repair HVAC units, clean and sanitize systems with an EPA registered anti-microbial agent and then turn off systems and seal until remediation procedures are complete.
- Repair roof and drainage.
- Repair rear walls and aggressively clean all areas where mold growth is present.
- Complete air wash of facility with an EPA registered disinfectant. Retest air quality before allowing building to be re-occupied.

Building Occupancy

- Due to the presence of active mold in the airspace, it is my professional opinion that the building remains unoccupied and access to the building by individuals should not be allowed until the mold remediation tasks are completed.
- However, it should be noted that the presence of mold on building materials does not necessitate that individuals will be exposed to or exhibit health effects.

As consultants, we do not evaluate the health risks of different mold species or concentrations.

Detailed Mold Report

Detailed Mold Report

(WATER-INDICATING FUNGI, IF PRESENT, ARE SHOWN BELOW IN RED)

Analysis Method	Air Analysis			Air Analysis			Air Analysis			Air Analysis		
Lab Sample #	52577650-1			52577650-2			52577650-3			52577650-4		
Sample Identification	14374864			14374541			14374643			14258924		
Sample Location	FRONT RIGHT HALLWAY			BACK RIGHT HALLWAY			BREAK ROOM			FRONT LEFT HALLWAY		
Sample Type / Metric	Breeze ST/75L			Breeze ST/75L			Breeze ST/75L			Breeze ST/75L		
Analysis Date	Wed June 08, 2022			Wed June 08, 2022			Wed June 08, 2022			Wed June 08, 2022		
Determination	PROBLEM			NORMAL			PROBLEM			PROBLEM		
Fungal Types Identified	Raw Count	Spores / m ³	% of Total	Raw Count	Spores / m ³	% of Total	Raw Count	Spores / m ³	% of Total	Raw Count	Spores / m ³	% of Total
*INDOOR PROBLEM FUNGI												
Penicillium/Aspergillus	67	891	42	---	---	---	---	---	---	---	---	---
Stachybotrys	72	958	46	---	---	---	38	505	36	23	306	26
**Non-Problem Fungi												
Alternaria	---	---	---	1	13	2	3	40	2	---	---	---
Ascospores	1	13	<1	1	13	2	2	27	1	---	---	---
Basidiospores	4	53	2	2	27	4	7	93	6	1	13	1
Chaetomium	1	13	<1	---	---	---	---	---	---	1	13	1
Cladosporium	10	133	6	23	306	48	5	67	4	12	160	13
Curvularia	---	---	---	---	---	---	6	80	5	1	13	1
Epicoecum	---	---	---	1	13	2	1	13	<1	---	---	---
Nigrospora	---	---	---	---	---	---	1	13	<1	---	---	---
Penicillium/Aspergillus	*	*	*	17	226	36	36	479	34	49	652	55
Smut/Myxomycetes	---	---	---	---	---	---	2	27	1	1	13	1
Unclassified Pigmented Spores	1	13	<1	2	27	4	2	27	1	---	---	---
Total Spore Count*	160	2,100	100	47	630	100	100	1,400	100	88	1,200	100
Minimum Detection Limit	14			14			14			14		
Comments/Definitions	Mold concentrations in the air are ABNORMAL and based on the mold counts, you likely have a mold source from which spores are able to become airborne and are an exposure concern to the occupants. The LIGHT DEBRIS present in the sample likely had no effect on the accuracy of the mold count.			Mold counts are within a NORMAL RANGE and there is no indication, based on the mold counts, that there is any exposure concern to the occupants. The LIGHT DEBRIS present in the sample likely had no effect on the accuracy of the mold count.			Mold concentrations in the air are ABNORMAL and based on the mold counts, you likely have a mold source from which spores are able to become airborne and are an exposure concern to the occupants. The MODERATE DEBRIS in the sample likely had a limited effect on the accuracy of the mold count.			Mold concentrations in the air are ABNORMAL and based on the mold counts, you likely have a mold source from which spores are able to become airborne and are an exposure concern to the occupants. The LIGHT DEBRIS present in the sample likely had no effect on the accuracy of the mold count.		
Raw Count:	Actual number of spores observed and counted.											
Spores/m ³ :	Spores per cubic meter.											
% of Total:	Percentage of a particular spore in relation to total number of spores.											
Present =	growth observed.											
---	Spore type was not observed.											
*	Indicates to look above at the names in red under "Indoor problem fungi".											

* Indoor Problem Fungi are generally capable of growing on wetted building materials.

Detailed Mold Report

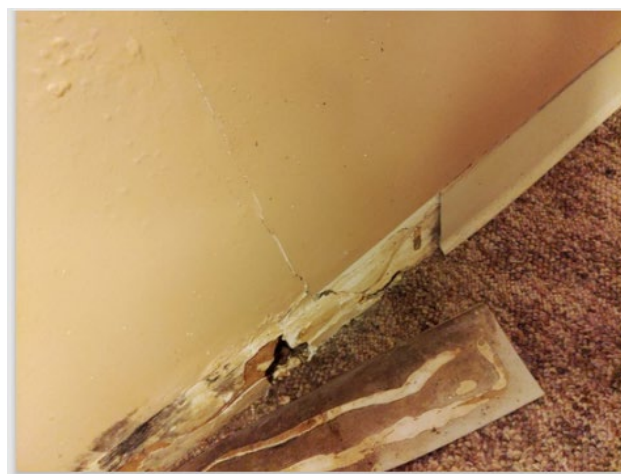
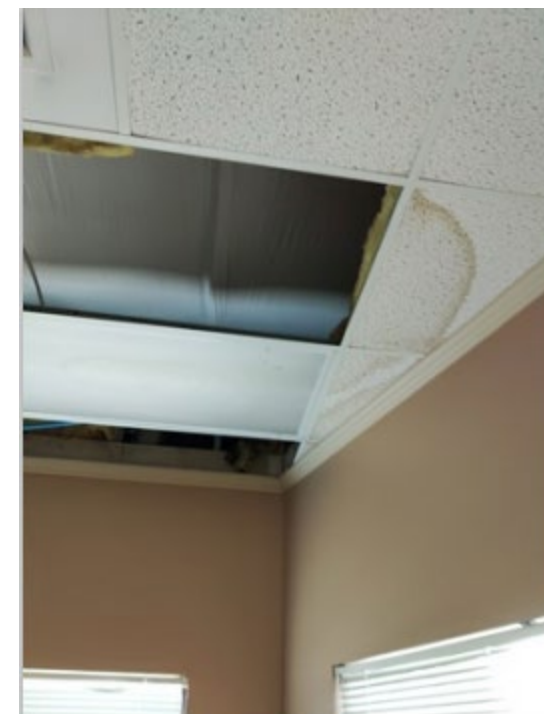
(WATER-INDICATING FUNGI, IF PRESENT, ARE SHOWN BELOW IN RED)

Analysis Method	Air Analysis			Surface Analysis			Intentionally Blank			Intentionally Blank		
Lab Sample #	52577650-5			52577650-6								
Sample Identification	14243539			B224 4907								
Sample Location	OUTSIDE (REAR)			BREAK ROOM WALL								
Sample Type / Metric	Breeze ST/75L			Bio-Tape								
Analysis Date	Wed June 08, 2022			Wed June 08, 2022								
Determination	CONTROL			GROWTH								
Fungal Types Identified	Raw Count	Spores / m ³	% of Total	Raw Count	Spores / m ³	% of Total	Raw Count	Spores / m ³	% of Total	Raw Count	Spores / m ³	% of Total
*INDOOR PROBLEM FUNGI												
Hyphae	---	---	---	---	---	---	---	---	---	Present	---	---
Penicillium/Aspergillus	---	---	---	---	---	---	---	---	---	Present	---	---
Stachybotrys	---	---	---	---	---	---	---	---	---	Present	---	---
**Non-Problem Fungi												
Alternaria	3	40	<1	---	---	---	---	---	---	---	---	---
Ascospores	29	386	3	---	---	---	---	---	---	---	---	---
Basidiospores	138	1,835	18	---	---	---	---	---	---	---	---	---
Bipolaris/Drechlera	2	27	<1	---	---	---	---	---	---	---	---	---
Blakeslea trispora	1	13	<1	---	---	---	---	---	---	---	---	---
Cercospora	5	67	<1	---	---	---	---	---	---	---	---	---
Cladosporium	551	7,328	72	---	---	---	---	---	---	---	---	---
Curvularia	4	53	<1	---	---	---	---	---	---	---	---	---
Epicoecum	1	13	<1	---	---	---	---	---	---	---	---	---
Penicillium/Aspergillus	3	40	<1	---	---	---	---	---	---	*	---	---
Pithomyces	1	13	<1	---	---	---	---	---	---	---	---	---
Pyricularia	5	67	<1	---	---	---	---	---	---	---	---	---
Smut/Myxomycetes	10	133	1	---	---	---	---	---	---	---	---	---
Spegazzinia	9	120	1	---	---	---	---	---	---	---	---	---
Sporidesmium	1	13	<1	---	---	---	---	---	---	---	---	---
Torula	1	13	<1	---	---	---	---	---	---	---	---	---
Total Spore Count*	760	10,000	100	---	---	---	---	---	---	NA	---	---
Minimum Detection Limit	14			1								
Comments/Definitions	CONTROL samples are normally taken outside a building to provide a baseline from which samples on the interior of the building are compared. Outside air is considered normal whatever the mold counts may be. The			Presence of current or former MOLD GROWTH observed. EXPOSURE TO SPORES LIKELY and will continue if the growth is not removed. An active or intermittent water source will cause the mold to continue to grow if the water								
Raw Count:	Actual number of spores observed and counted.											
Spores/m ³ :	Spores per cubic meter.											
% of Total:	Percentage of a particular spore in relation to total number of spores.											

INTENTIONALLY BLANK

INTENTIONALLY BLANK

Images from Mold Report



The Request

DHS is requesting a resolution to resolve the DHS Board of this property and to surplus the property.

Next steps

After DHS board provides that resolution, SPC will seek General Assembly authorization during the 2023 legislation to surplus the Alma building.

Questions

If you have any questions, please contact:

Sunny Patel

DHS Deputy Commissioner/Operations

Sunny.Patel@dhs.ga.gov

Julie Walters

Assistant Deputy Commissioner/Operations

Julie.Walters@dhs.ga.gov

Dr. Perry McMillian

Director/Office of Facilities and Support Services

Perry.Mcmillon@dhs.ga.gov



**Georgia Department
of Human Services**