



March 31, 2020

First Bank of Alabama  
120 North Street East  
Talladega, AL 35160

Attn: Mr. Greg Lee  
P: (256) 761-2206  
E: glee@firstbankal.com

Re: Limited Visual Mold Assessment  
Nimitz Avenue Site  
1420 Nimitz Avenue  
Talladega, Talladega County, Alabama 35160  
Terracon Project No. E1207043

Dear Mr. Lee:

Terracon Consultants, Inc. (Terracon) conducted a limited visual mold assessment at the above-referenced site on February 28, 2020. This assessment was performed in conjunction with a Phase I Environmental Site Assessment (ESA) at the request of First Bank of Alabama (Client) and in accordance with our Agreement For Services dated February 19, 2020. The findings of the Phase I ESA have been submitted under separate cover.

**Scope of Services, General Conditions & Limitations**

Per the agreed scope of services specified in the proposal, Terracon observed the interior areas of the on-site building for obvious indications of significant water infiltration and visible mold growth. The observations included visibly accessible surfaces in the building areas visited and did not include observations of hidden conditions such as inaccessible areas, interior of wall cavities, interior of heating, ventilation and air conditioning (HVAC) systems, or behind intact wall coverings. The level of effort and associated tasks completed for this assessment were limited to our proposal and as provided within the parameters and defined limitations of Terracon's Agreement for Services. Terracon did not attempt to identify every potential exposure or hazard present in the building.

**Building Description**

The limited visual mold assessment was conducted at the vacant office/manufacturing building located at the site. The approximately 80,000 square feet single story building was constructed in 1960.

**Evaluation Criteria**

A source of excess moisture is typically related to leaky plumbing or roofing but can also involve the building's HVAC system. When excess moisture accumulates in buildings, mold growth will



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Environmental



Facilities



Geotechnical



Materials

often occur. In the presence of sufficient moisture, different molds can grow on wood, paper, carpet, or insulating materials. Molds reproduce through spores that cannot be seen with the naked eye. When they settle on damp indoor surfaces, active mold growth can begin. Moisture control is the key to controlling mold growth in indoor environments.

**Findings & Observations**

Heating, ventilation, and air conditioning (HVAC) units were not observed to be operating inside of the structure on the date of our assessment. Visible mold growth was observed throughout the office building, observed mainly on ceilings. Various active areas of water intrusion were observed and appear to be associated with roof leaks. These areas of water intrusion along with the unconditioned space are likely causing the mold growth. Water was observed dripping in multiple locations throughout the manufacturing shop, causing water to pond inside of the shop at various locations. The scope of this limited visual observation for mold should not be construed as a mold assessment. Photographs of assessment observations are attached. Destructive sampling or testing to inspect interior wall cavity spaces or mechanical enclosures was not within the scope of work for this project.


**General Comments**

This limited visual mold assessment was based on information provided to Terracon regarding the building conditions. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our assessment of the building. The information contained in this report is relevant to the date on which this assessment was performed and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by First Bank of Alabama for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information, which may have been used in the preparation of this report. No warranty, expressed or implied is made.

We appreciate the opportunity to perform these services for First Bank of Alabama. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,  
**Terracon Consultants, Inc.**

  
Cameron Hendon  
Field Scientist

  
Amanda McKenney, CIH  
Principal

Attachment: Photographs