



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2018

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT _____

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring			
Carbon Monoxide Det.			
Ceiling Fans			
Cooktop			
Dishwasher			
Disposal			
Emergency Escape Ladder(s)			
Exhaust Fans			
Fences			
Fire Detection Equip.			
French Drain			
Gas Fixtures			
Natural Gas Lines			

Item	Y	N	U
Liquid Propane Gas:			
-LP Community (Captive)			
-LP on Property			
Hot Tub			
Intercom System			
Microwave			
Outdoor Grill			
Patio/Decking			
Plumbing System			
Pool			
Pool Equipment			
Pool Maint. Accessories			
Pool Heater			

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			
Rain Gutters			
Range/Stove			
Roof/Attic Vents			
Sauna			
Smoke Detector			
Smoke Detector – Hearing Impaired			
Spa			
Trash Compactor			
TV Antenna			
Washer/Dryer Hookup			
Window Screens			
Public Sewer System			

Item	Y	N	U	Additional Information
Central A/C				<input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers				number of units: _____
Wall/Window AC Units				number of units: _____
Attic Fan(s)				if yes, describe: _____
Central Heat				<input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat				if yes describe: _____
Oven				number of ovens: _____ <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney				<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport				<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage				<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers				number of units: _____ number of remotes: _____
Satellite Dish & Controls				<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System				<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Solar Panels				<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater				<input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener				<input type="checkbox"/> owned <input type="checkbox"/> leased from _____

Concerning the Property at _____

Other Leased Item(s)			if yes, describe: _____
Underground Lawn Sprinkler			<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: _____ Age: _____ (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement			Floors			Sidewalks		
Ceilings			Foundation / Slab(s)			Walls / Fences		
Doors			Interior Walls			Windows		
Driveways			Lighting Fixtures			Other Structural Components		
Electrical Systems			Plumbing Systems					
Exterior Walls			Roof					

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring			Previous Foundation Repairs		
Asbestos Components			Previous Roof Repairs		
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____			Previous Other Structural Repairs		
Endangered Species/Habitat on Property			Radon Gas		
Fault Lines			Settling		
Hazardous or Toxic Waste			Soil Movement		
Improper Drainage			Subsurface Structure or Pits		
Intermittent or Weather Springs			Underground Storage Tanks		
Landfill			Unplatted Easements		
Lead-Based Paint or Lead-Based Pt. Hazards			Unrecorded Easements		
Encroachments onto the Property			Urea-formaldehyde Insulation		
Improvements encroaching on others' property			Water Penetration		
Located in 100-year Floodplain (If yes, attach TAR-1414)			Wetlands on Property		
Located in Floodway (If yes, attach TAR-1414)			Wood Rot		
Present Flood Ins. Coverage (If yes, attach TAR-1414)			Active infestation of termites or other wood destroying insects (WDI)		
Previous Flooding into the Structures			Previous treatment for termites or WDI		
Previous Flooding onto the Property			Previous termite or WDI damage repaired		
Located in Historic District			Previous Fires		

Historic Property Designation		
Previous Use of Premises for Manufacture of Methamphetamine		

Termite or WDI damage needing repair		
Single Blockable Main Drain in Pool/Hot Tub/Spa*		

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$_____ per _____ and are: mandatory voluntary
Any unpaid fees or assessment for the Property? yes (\$_____) no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? yes no If yes, describe: _____
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

Concerning the Property at _____

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Seller has has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? yes no

Section 10. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 11. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller Date

Signature of Seller Date

Printed Name:

Printed Name:

(TAR-1406) 02-01-18 Initialed by: Buyer: _____, _____ and Seller: _____, _____

Attachment #1

TAR 1414

Attachment #2
Hurricane Harvey
Event Description
with back up
documents

Attachment #2 Hurricane Harvey Event Description with Back-up Documents

The main house is elevated and was not affected at all by hurricane Harvey at all. The detached garage and detached pool house are on a ground level slab and did get 4-6 inches of water. Details are described below. All repairs were covered by our flood insurance.

Main House

The main house is built on a pier and beam foundation that elevates the ground floor three feet above ground. There are five steps from the sidewalk up to the front door. Besides Harvey, the only serious high water event ever since we built the house in 1989-1990 was tropical storm Allison, in 2001. Avenue B was filled up with water that came over the curb into our front yard but did not reach the bottom step of our front steps.

In Harvey, the water came up over the bottom of our five steps, but it did not reach the next step, so the water level was at least two and one half feet short of getting to the level of the first floor of the house.

Detached Garage

The garage is on a slab which is higher than street level but not close to the elevation of the main house. In Allison the water did not get up to or in the garage. In Harvey, the water level at the garage door was about 6 inches above the driveway which was enough inside of the garage to get the lowest portion of the sheetrock wet.

After a week post-Harvey, there was visible mold on the lower portion of the garage sheetrock. Our contractor began work on Monday, September 3rd. Basically, the contractor did the following:

- took out the lower four feet of sheetrock,
- dried the wood framing,
- treated for mold and
- replaced the sheetrock and repainted the garage.

The attached contractor invoices show further details of the garage repairs made and the details of the mold remediation.

Detached Pool House

The pool house is also on a slab foundation and is basically the same level as the garage slab. The pool house got enough water to get the lowest portion of the sheetrock wet, along with the pink insulation in the exterior walls. The audiovisual components on the lowest shelf of an entertainment cabinet did not get water damage. That shelf was about five inches off the pool house floor.

There was no visible mold on the sheetrock, but mold was elevated on testing so our contractor followed the mold inspection company's remediation plan as follows:

- the lower portion of the sheetrock in the main room of the pool house and bathroom/shower was removed,
- the lower portion of the bathroom cabinet was removed,
- the pool house cabinets and a built in audiovisual equipment cabinet in the northeast corner of the room were completely removed, and
- the pool house tile floor was completely removed down to the slab.

For the repair job, our contractor did the following:

- drying the pool house out,
- treating for mold
- replacing the sheetrock and the cabinets, building a new audiovisual cabinet (this one is not "built in" but instead can be moved out to give easy access to all the plugs in the audiovisual components) and installing a new floating vinyl tile floor.

The attached contractor invoices show further details of the repairs made and the details of his mold remediation.

Other Information and Documents

- We had all four outdoor AC units (two for the main house and two for the pool house complex checked by Gulf Coast Air Conditioning and no water damage was found. See the inspection report dated 10/19/17.

- See the contractor's estimates, which became his invoices, for complete details of the tear out, mold remediation and rebuilding work.
- The pool house dishwasher and refrigerator were replaced by insurance funds. See the invoice showing purchase of replacement appliances in January 2018.
- See the mold inspection report dated 10/24/17 with recommendations for remediation that were followed by our contractor.
- Our flood insurance company was fantastic. They gave us an \$8000 advance very early on, no questions asked. Once the insurance agent inspected, they advanced another \$34,000. After getting our contractor's final estimates, they paid us in full, for a total of about \$50,000.

GULF COAST AIR CONDITIONING, INC.
P.O.BOX 87248 Phone# :(713) 644-1861
HOUSTON, TX 77287

Date: 10/19/2017
Invoice #: 37066
Customer #: 2359
Work Order #: 129525
Dispatch #:
Service Date: 09/19/2017

Bill To : Sandra Shafto
7201 Avenue B
Bellaire, TX 77401

Job Site : Sandra Shafto
7201 Avenue B
Bellaire, TX 77401

P.O. #.

PAYMENT DUE UPON RECEIPT OF INVOICE

JOB #1

RESIDENTIAL SERVICE [RS]

Work Done

CHECK 4 UNITS FOR DAMAGE. FOUND ALL 4 UNITS OK.

LABOR

Tech #	Tech Name	Dt. Worked	Hrs Worked	Hrly Rate	
60	JAMES NGUYEN	9/19/2017	01:00	Reg \$89.00	\$89.00
Total Hours: 01:00				Total Labor:	\$89.00

PLEASE WRITE THE INVOICE NUMBER ON YOUR CHECK.
PLEASE MAKE CHECKS PAYABLE TO:
GULF COAST AIR CONDITIONING CO., INC.
BALANCE DUE UPON RECEIPT
THANK YOU!

INVOICE TOTALS
Labor \$89.00
Total Invoice \$89.00

GULF COAST AIRCONDITIONING, INC.

Regulated by the Texas Department of Licensing
and Regulation
P.O. BOX 12157 AUSTIN, TX 78711
1-800-803-9202
512-463-6599

P.O. Box 87248
Houston, Texas 77287
713-644-1861

TACLA 017328E

INVOICE NO. 129525

Service Contract No.: 2359

24 HOUR EMERGENCY PHONE NUMBER 713-644-5666

NAME <i>Sandra Shapto</i>		DATE <i>9/19/17</i>	PHONE	
ADDRESS <i>7201 Avenue B</i>		BILL ADDRESS		
CITY <i>Bellaire</i>	STATE <i>TX</i>	ZIP <i>77401</i>	CITY	
SERVICE PERFORMED <i>Check 4 units for damage - Found all 4 units OK.</i>	COMPL. INCL.	QUAN.	MATERIAL USED	AMOUNT
			MISCELLANEOUS MATERIALS	
MAKE		TOTAL MATERIAL		
MODEL		TAX		
SERIAL NO.		/ SERVICE <i>89 00</i>		
DATE INSTALLED		SERVICE CONTRACT NEW <input type="checkbox"/> RENEW <input type="checkbox"/>		
CUSTOMER COPY WARRANTY		CHK	CASH	C.C. OTHER
		TOTAL <i>89 00</i>		

I hereby authorize the repair work per estimate of \$ _____ INITIAL HERE X

I hereby authorized the above repair work to be done along with the necessary material required. An express mechanics lien is hereby acknowledged on serviced equipment to secure the amount of repairs thereto.

X *[Signature]* X
TECHNICIAN CUSTOMER SIGNATURE

Mold Inspection Sciences Texas, Inc.
Lab Report
2512 S IH 35, Suite 110
Austin, TX 78704 USA
(512) 535-2493



EMLab P & K

www.MoldREPORT.com

info@MoldREPORT.com

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

© 2002 - 2010 EMLab P&K
Aerotech Laboratories, Inc

EMLab ID: 1818159, Page 1 of 16

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Table of Contents

Thank you for choosing MoldREPORT™ from EMLab P&K. Our mission is to provide industry leadership for the assessment of mold in the home indoor environment.

Your MoldREPORT™ is designed and intended for use by professional inspectors in office and residential home inspections to help in the assessment of mold growth in the living areas sampled by professional inspectors. Our laboratory analysis is based on the samples submitted to EMLab P&K. Please read the entire report to fully understand the complete MoldREPORT™ process. The following is a summary of the report sections:

- 1. Detailed Results of Sample Analysis** - Laboratory results from the samples collected at the site.
- 2. Understanding Your Sample Analysis Results** - Detailed summary of how to understand the analytical results from the air samples and/or surface samples including interpretive guidelines.
- 3. Important Information, Terms and Conditions** - General information to help you understand and interpret your MoldREPORT™, including important terms, conditions and applicable legal provision relating to this report.
- 4. Scope and Limitations** - Important information regarding the scope of the MoldREPORT™ system, and limitations of mold inspection, air sampling, and surface sampling.
- 5. Glossary** - Definitions and descriptions of frequently used terms and commonly found mold.
- 6. References and Resources** - Literature, websites, and other materials that can provide more in-depth information about mold and indoor air quality.

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

© 2002 - 2010 EMLab P&K
Aerotech Laboratories, Inc

EMLab ID: 1818159, Page 2 of 16

Client: Mold Inspection Sciences Texas, Inc.
 Contact: Lab Report
 Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
 Date of Sampling: 10-20-2017
 Date of Receipt: 10-23-2017
 Date of Report: 10-24-2017

MoldREPORT
 EMLab P & K
 1501 West Knudsen Drive, Phoenix, AZ 85027
 (800) 651-4802 Fax (623) 780-7695

Summary of Sample Analysis Results

Do not take any action based on the results of this report until you have read the entire report.

Air Sample Summary:

The MoldSCORE™ was in the HIGH range for the following area(s): ST2. A high MoldSCORE™ indicates a high likelihood of mold growth in the area tested at the time of the inspection. If mold growth is in fact present, it should be cleaned or physically removed using appropriate controls and precautions by a trained professional and any associated water source that led to the problem should also be corrected.

The MoldSCORE™ was in the MODERATE range for the following area(s): ST3. A moderate MoldSCORE™ means that the results are inconclusive, and suggests that a more detailed inspection by a trained professional may make sense if there are any other reasons to believe that mold growth could be a problem in this room.

Please see the sections titled "Detailed Results of the Air Sample Analysis" and "Understanding Your Air Sample Analysis Results" for important additional information.

Location	MoldSCORE™			Exposure Level				
	Lower <110	Higher 200	Mold Score 300	Lower <200	Higher 10K	Location spores/m3	Outside spores/m3	
ST2: Pool Room * see p. 4 for details							84,485	1,387
ST3: Pool Room Hall * see p. 5 for details							14,376	1,387

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

© 2002 - 2010 EMLab P&K
 Aerotech Laboratories, Inc

Client: Mold Inspection Sciences Texas, Inc.
 Contact: Lab Report
 Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
 Date of Sampling: 10-20-2017
 Date of Receipt: 10-23-2017
 Date of Report: 10-24-2017

MoldREPORT
 EMLab P & K
 1501 West Knudsen Drive, Phoenix, AZ 85027
 (800) 651-4802 Fax (623) 780-7695

Detailed Results of the Air Sample Analysis

Location	Overall Mold Source Assessment* (Likelihood spores originated inside)			Overall Exposure Level (Shown on a log scale)				
	Lower <110	Higher 200	Mold Score 300	Lower <200	Higher 10K	Location spores/m ³	Outside spores/m ³	
ST2: Pool Room							84,485	1,387

Indicators of Mold Growth Indoors

	Indicator Mold Source Assessment* (Likelihood spores originated inside)			Indicator Exposure Level (Shown on a log scale)				
	Lower <110	Higher 200	Mold Score 300	Lower <200	Higher 10K	Location spores/m ³	Outside spores/m ³	
A) <i>Penicillium/Aspergillus</i> types**							84,000	270
B) <i>Cladosporium</i> species spores							< 13	110
C) Basidiospores							< 13	370
D) "Marker" spore types***							< 13	< 13
"Markers" with MoldSCORE™ > 100 (maximum of three listed): None								
E) "Other" spore types***, ****							379	106
"Others" with MoldSCORE™ > 100 (maximum of five listed): 1)Bipolaris/Drechslera group 2)Smuts, Periconia, Myxomycetes 3) Alternaria 4)Curvularia 5)Nigrospora								

Other Sample Information

Sample clarity & visibility

	Good	Moderate	Poor
Location		X	
Outside	X		

"Good" = background debris is light enough to pose no difficulty in analyzing air samples.
 "Poor" = background debris so heavy that it poses a significant difficulty in analyzing the air sample accurately. Results are most likely lower limits.

Other "normal trapping" spores

Exposure Level (Highly unlikely to be from indoors)				
Lower <200	Higher 10K	Higher 10K	Location spores/m ³	Outside spores/m ³
			106	533

	Location	Outside
Sample volume (liters)	75	75

Comments

Location	None
Outside	None

* Rated on a scale from low to high. A MoldSCORE™ rating of <150 is low and indicates a low probability of spores originating inside. A MoldSCORE™ rating of >250 is high and indicates a high probability that the spores originated from inside, presumably from indoor mold growth. A MoldSCORE™ between 150 and 250 indicates a moderate likelihood of indoor fungal growth. EMLab P&K's MoldSCORE™ analysis is NOT intended for wall cavity samples. It is intended for ambient air samples in residences. Using the MoldSCORE™ analysis on other samples (like wall cavity samples) will lead to misleading results.

** The spores of *Penicillium* and *Aspergillus* (and others such as *Acremonium* and *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by spore trap sampling methods. Also some species with very small spores are easily missed, and may be undercounted. The *Penicillium/Aspergillus* indicator operates on the assumption that the majority of the spores in this category are, in fact, *Penicillium* or *Aspergillus*.

*** The spores reported in this category come from many different mold types. As a result, the mold types represented by the counts for the "Location" sample may be different than the mold types represented by the counts for the outside sample.

**** The spores of smuts, *Periconia*, and myxomycetes look similar and cannot generally be distinguished by spore trap analysis. Smuts are plant pathogens and are not likely to be on indoor surfaces. *Periconia* is rarely found growing indoors. However, myxomycetes, the spores of which look similar, can occasionally grow indoors. Because there is a small probability of indoor sources, these spore types are indicated in the "other" spore types category. False positives may result if the spores are smuts, not myxomycetes.

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

© 2002 - 2010 EMLab P&K
 Aerotech Laboratories, Inc

Client: Mold Inspection Sciences Texas, Inc.
 Contact: Lab Report
 Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
 Date of Sampling: 10-20-2017
 Date of Receipt: 10-23-2017
 Date of Report: 10-24-2017

MoldREPORT
 EMLab P & K
 1501 West Knudsen Drive, Phoenix, AZ 85027
 (800) 651-4802 Fax (623) 780-7695

Detailed Results of the Air Sample Analysis

Location	Overall Mold Source Assessment* (Likelihood spores originated inside)			Overall Exposure Level (Shown on a log scale)			
	Lower <110	Higher 200	Mold Score 300	Lower <200	Higher 10K	Location spores/m ³	Outside spores/m ³
ST3: Pool Room Hall	209			14,376			1,387

Indicators of Mold Growth Indoors

	Indicator Mold Source Assessment* (Likelihood spores originated inside)			Indicator Exposure Level (Shown on a log scale)			
	Lower <110	Higher 200	Mold Score 300	Lower <200	Higher 10K	Location spores/m ³	Outside spores/m ³
A) <i>Penicillium/Aspergillus</i> types**	113			270			270
B) <i>Cladosporium</i> species spores	109			210			110
C) Basidiospores	185			1,100			370
D) "Marker" spore types***	100			< 13			< 13
"Markers" with MoldSCORE™ > 100 (maximum of three listed): None							
E) "Other" spore types***, ****	209			583			106
"Others" with MoldSCORE™ > 100 (maximum of five listed): 1)Smuts, <i>Periconia</i> , <i>Myxomycetes</i> 2) <i>Pithomyces</i>							

Other Sample Information

Sample clarity & visibility

	Good	Moderate	Poor
Location		X	
Outside	X		

"Good" = background debris is light enough to pose no difficulty in analyzing air samples.
 "Poor" = background debris so heavy that it poses a significant difficulty in analyzing the air sample accurately. Results are most likely lower limits.

Other "normal trapping" spores

Exposure Level (Highly unlikely to be from indoors)					
Lower <200	1K	10K	Higher >70K	Location spores/m ³	Outside spores/m ³
				12,213	533
Sample volume (liters)				75	75

Comments

Location	None
Outside	None

* Rated on a scale from low to high. A MoldSCORE™ rating of <150 is low and indicates a low probability of spores originating inside. A MoldSCORE™ rating of >250 is high and indicates a high probability that the spores originated from inside, presumably from indoor mold growth. A MoldSCORE™ between 150 and 250 indicates a moderate likelihood of indoor fungal growth. EMLab P&K's MoldSCORE™ analysis is NOT intended for wall cavity samples. It is intended for ambient air samples in residences. Using the MoldSCORE™ analysis on other samples (like wall cavity samples) will lead to misleading results.

** The spores of *Penicillium* and *Aspergillus* (and others such as *Acremonium* and *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by spore trap sampling methods. Also some species with very small spores are easily missed, and may be undercounted. The *Penicillium/Aspergillus* indicator operates on the assumption that the majority of the spores in this category are, in fact, *Penicillium* or *Aspergillus*.

*** The spores reported in this category come from many different mold types. As a result, the mold types represented by the counts for the "Location" sample may be different than the mold types represented by the counts for the outside sample.

**** The spores of smuts, *Periconia*, and myxomycetes look similar and cannot generally be distinguished by spore trap analysis. Smuts are plant pathogens and are not likely to be on indoor surfaces. *Periconia* is rarely found growing indoors. However, myxomycetes, the spores of which look similar, can occasionally grow indoors. Because there is a small probability of indoor sources, these spore types are indicated in the "other" spore types category. False positives may result if the spores are smuts, not myxomycetes.

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Understanding Your Air Sample Analysis Results

Description of the Air MoldREPORT™ Analysis

Mold spores are present in virtually all environments, both indoors and outdoors, with a few notable exceptions such as industrial clean rooms and hospital organ transplant rooms. Generally, in "normal" or "clean" indoor environments, indoor spore levels are lower, on average, than outdoor levels. However, even the most simple rules (such as "inside/outside" ratios) are not always appropriate for determining whether there is a source of mold growth indoors, and may provide false or misleading results. One reason these simple methods do not always work is because both outdoor and indoor spores levels vary widely due to factors such as weather conditions and activity levels within the room. For example, even in a "normal" home, spore levels can be higher than outdoors at certain times, such as after vacuuming (when airborne indoor levels could be unusually high) or after a heavy snow (when outdoor levels could be unusually low).

MoldREPORT™ is designed and intended to provide an easily understood report for residential home inspections to help in the assessment of mold growth in the living areas sampled. MoldREPORT™ relies on non-invasive and non-destructive tests, so it cannot guarantee that hidden mold problems will be detected and reported. MoldREPORT™ results apply only to the rooms or areas tested, at the time of sampling. Factors taken into consideration include, but are not limited to, the distribution of spore types, absolute levels inside and outside, relative levels inside and outside, the range and variation of spore levels that normally occur outside, and the types of spores present.

Providing you with a helpful, understandable and top quality interpretation requires special expertise. EMLab P&K recognizes this and has taken the following steps to provide the best possible interpretation of your air sampling results.

1. Your samples were analyzed by EMLab P&K,
2. We utilize the proprietary MoldREPORT™ analysis system, which was developed by a team including leading professionals in the indoor air quality (IAQ) industry.

MoldSCORE™

The MoldSCORE™ indicates the likelihood, based upon the air sample laboratory data, that there is unusual or excessive mold growth in the properly sampled indoor area(s). It is calculated using EMLab P&K's proprietary MoldREPORT™ system, based upon the indicator scores described in the following paragraphs. When the on-site inspection and sampling are done properly, MoldREPORT™ is less likely to give false results than other, simpler methods of interpretation often employed for routine home inspections, such as ratio analysis. It is important to bear in mind that any analytical method, findings, and interpretation should be used with a degree of caution and common sense. Any decisions related to health should be made in consultation with a medical doctor, and nothing in this report is intended to provide medical advice or indicate whether a medical or safety problem exists.

Descriptions of the indicators:

Quantity and concentration of *Penicillium*/*Aspergillus* spore types

This score indicates the likelihood that spores of *Penicillium* or *Aspergillus* present in the indoor sample originated from indoor sources. A high score suggests that there is a high probability that *Penicillium* or *Aspergillus* is originating indoors, such as from active mold growth. A low score indicates that the spores present are more likely to have originated from outdoor sources and come inside through doors and windows, carried in on people's clothing, or similar methods. *Penicillium* and *Aspergillus* are among the most common molds found growing indoors and are one of the more commonly found molds outside as well. Their spores are frequently present in both outdoor and indoor air, even in relatively clean, mold-growth-free, indoor environments. Additionally, their levels vary significantly based upon activity levels, dustiness, weather conditions, outside air exchange rates, and other factors.

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

© 2002 - 2010 EMLab P&K
Aerotech Laboratories, Inc

EMLab ID: 1818159, Page 6 of 16

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Understanding Your Air Sample Analysis Results (continued)

Quantity and concentration of *Cladosporium* spores

This score indicates the likelihood that spores of *Cladosporium* present in the indoor sample originated from indoor sources. A high rating indicates that there is probably a source of *Cladosporium* spores in this location. *Cladosporium* is one of the most commonly found molds outdoors and is also frequently found growing indoors. Even more so than *Penicillium* and *Aspergillus*, spores from *Cladosporium* are generally present in outdoor and indoor air, even in relatively clean, mold-growth-free, indoor environments. Its levels also vary based upon activity levels, weather conditions, dustiness, outside air exchange rates, and other factors.

Quantity and concentration of basidiospores

This score indicates the likelihood that basidiospores present in the indoor sample originated from indoor sources. Basidiospores are extremely common outdoors and originate from fungi in gardens, forests, and woodlands. It is rare for the source of basidiospores to be indoors because basidiospores are produced by a group of fungi that includes mushrooms and other "macrofungi" (and are not technically molds). Their concentrations can be extremely high outdoors during wet conditions such as rain. Nevertheless, in certain conditions basidiospores can be produced indoors, and a high rating indicates that there is probably a source of basidiospores indoors. One reason basidiospores are important is that they can be an indicator of wood decay (e.g. "dry rot"), a condition that can dramatically reduce the structural integrity of a building.

Quantity and concentration of "marker" spore types

This score indicates the likelihood that certain distinctive types of mold present in the indoor sample originated from indoor sources. Certain types of mold are generally found in very low numbers outdoors. Consequently, their presence indoors, even in relatively low numbers compared to *Penicillium*, for example, is often an indication that these molds are originating from growth indoors. When present, these mold types are often the clearest indicator of a mold problem. Note, however, that the absence of marker spore types does not mean that a mold problem does not exist in a house; it just means that if a problem is present, it either involves types of mold that are more commonly found both indoors and outdoors, or that the spores from these molds were not airborne at the time of sampling.

Quantity and concentration of "other" spore types

This score indicates the likelihood that other types of mold present in the indoor sample originated from indoor sources. This score includes a heterogeneous group of genera that are not covered by any of the scores discussed above, and so it is difficult to make generalizations about this group. Molds in the "other" category are generally found outdoors in moderate numbers, and are therefore not considered markers of indoor growth. They are frequently found indoors but in lower numbers compared to *Cladosporium* and *Penicillium/Aspergillus* spores.

Other Sample Information:

Sample clarity and visibility

Air samples collect dirt and debris in addition to mold spores. Higher levels of debris make analysis more difficult, because they obscure the analyst's view of spores and can therefore lead to undercounting of the mold spores present. When sample clarity and visibility is rated "poor", the analytical results should be regarded as minimal and actual counts may be higher than reported.

Other "normal trapping" spores

Some molds do not grow on wet building materials and, consequently, are not usually indicative of building problems, or growth on building surfaces. Strict plant pathogens, for example, even if present in high numbers indoors, are not an indication of a building leak or mold growth on a wall or carpet. This section of the report focuses on the exposure level that may be due to these spore types.

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

© 2002 - 2010 EMLab P&K
Aerotech Laboratories, Inc

EMLab ID: 1818159, Page 7 of 16

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Understanding Your Air Sample Analysis Results (continued)

Sample volume

The "sample volume" indicates the volume of air sampled and is reported in liters. A high volume indicates a greater sensitivity, but is more likely to result in poor sample clarity and visibility. A low volume is more likely to have good sample clarity and visibility, but has less sensitivity.

Comments

This is where analysts can comment on unusual details or add additional information that is not captured by the other areas of the air sampling report.

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Interpretive Guidelines to MoldSCORE™ Levels

MoldSCORE™ Level: LOW

A low MoldSCORE™ indicates the air sample did not detect, relative to the outside air, the presence of indoor mold growth in this room at the time of sampling. This result, by itself, is evidence for, but does not prove, the absence of indoor mold growth in the location sampled.

Mold is a living organism that can grow very rapidly under certain conditions. If any portion of the room tested is, or has been, damp for an extended period since the time of testing, the likelihood of mold growth may have increased substantially since the time of the inspection.

MoldSCORE™ Level: MODERATE

The air sampling MoldSCORE™ indicated the possibility of mold growth indoors. Generally, a MODERATE level means that the results are inconclusive, and suggests that a more detailed inspection may make sense if there are any other reasons to believe that mold growth could be a problem in this location. Indoor mold growth is a possibility, but was not confirmed in the areas sampled at the time of the inspection. Factors such as recent cleaning, HVAC cycles, high winds, rain, or other indoor or outdoor conditions could have contributed to a MODERATE result in the absence of indoor mold growth. If mold growth is found, regardless of the magnitude of the growth, it is recommended that the growth be physically removed using appropriate controls and precautions. If mold has been located and removed, it is also important to identify and correct the source of moisture or dampness that allowed the mold to grow. If the affected area becomes moist again, mold growth will occur again. We recommend that you consult a professional if you are not familiar with how to locate and safely remove mold growth or how to identify and correct moisture problems that may exist.

Mold is a living organism that can grow very rapidly under certain conditions. If any portion of the room tested is, or has been, damp for an extended period since the time of testing, the likelihood of mold growth may have increased substantially since the time of the inspection.

MoldSCORE™ Level: HIGH

The air sampling MoldSCORE™ indicated a high likelihood of mold growth in the area tested at the time of the inspection. This result is NOT necessarily an indication that any such mold growth was extensive. If mold growth is found, regardless of the magnitude of the growth, it is recommended that the growth be physically removed using appropriate controls and precautions. If mold has been located and removed, it is also important to identify and correct the source of moisture or dampness that allowed the mold to grow. If the affected area becomes moist again, mold growth will occur again. We recommend that you consult a professional if you are not familiar with how to locate and safely remove mold growth or how to identify and correct moisture problems that may exist.

Health concerns

Neither this report nor any MoldSCORE™ rating is intended to provide medical advice, nor shall it be interpreted as an indicator of potential medical or safety problems. If you have concerns or questions relating to your health, please contact your physician for advice.

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Important Information, Terms and Conditions Relating to your MoldREPORT™

The study and understanding of molds is a progressing science. Because different methods of sampling, collection and analysis exist within the indoor air quality industry, different inspectors or analysts may not always agree on the mold concentrations present in a given environment. Additionally, the airborne levels of mold change frequently and by large amounts due to many factors including activity levels, weather, air exchange rates (indoors), and disturbance of growth sites. It is possible for report interpretations and ranges of accuracy to vary since comprehensive, generally accepted industry standards do not currently exist for indoor air quality inspections of mold in residential indoor environments. MoldREPORT™ is intended to provide an analysis based upon samples taken at the site at the time of the inspection. Mold levels can and do change rapidly, especially if home building materials or contents remain wet for more than 24 hours, or if they are wet frequently. MoldREPORT™ is not intended to provide medical or healthcare advice. All allergy or medical-related questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician. If this report indicates scores that are higher than in typical indoor living spaces relative to the outdoor environment, or indicates any findings that are of concern to you, further evaluation by a trained mold professional or a Certified Industrial Hygienist (CIH) may be advisable.

Warranties, legal disclaimers and limitations

MoldREPORT™ is designed and intended for use only in residential home inspections to help in the assessment of mold growth in the living areas sampled. Our laboratory analysis and report are based on the samples submitted to EMLab P&K. The inspection(s) and sampling should be performed only by a licensed and professional home inspector, environmental mold specialist, industrial hygienist or residential appraiser trained and qualified to conduct mold inspections in residential buildings. Client agrees to these conditions for the on-site project inspection.

This MoldREPORT™ is generated by EMLab P&K at the request of, and for the exclusive use of, the EMLab P&K client named on this report. The analysis of the test samples is performed by EMLab P&K. EMLab P&K's policy is that reports and test results will not be released to any third party without prior written consent from EMLab P&K's client. This report applies only to the samples taken at the time, place and location referenced in the report and received by EMLab P&K, and to the property and weather conditions existing at that time only. Please be aware, however, that property conditions, inspection findings and laboratory results can and do change over time relative to the original sampling due to changing conditions, the normal fluctuation of airborne mold, and many other factors. Client and reader are advised that EMLab P&K does not furnish, and has no responsibility for, the inspector or inspection service that performs the inspection or collects the test samples. It is the responsibility of the end-user of this report to select a properly trained professional to conduct the inspection and collect appropriate samples for analysis and interpretation by MoldREPORT™. None of EMLab P&K, EMLab P&K or their affiliates, subsidiaries, suppliers, employees, agents, contractors and attorneys (each an "EMLab P&K-related party") are able to make and do not make any determinations as to the safety or health condition of a property in this report. The client and client's customer are solely responsible for the use of, and any determinations made from, this report, and no EMLab P&K-related party shall have any liability with respect to decisions or recommendations made or actions taken by either the client or the client's customer based on the report.

Except as expressly provided for hereunder, each EMLab P&K-related party hereby expressly disclaims any and all representations and warranties of any kind or nature, whether express, implied or statutory, related to the testing services or this report. Additionally, neither this report nor any EMLab P&K-related party make any express or implied warranty or guarantee regarding the inspection or sampling done by the inspector, the qualifications, training or sampling methodology used by the inspector performing the sampling and inspection reported herein, or the accuracy of any information provided to any EMLab P&K-related party serving as a basis for this report. EMLab P&K reserves the right to change its scoring method at any time without notice. EMLab P&K reserves the right to dispose of samples two weeks after analysis unless otherwise specified by the client. If the client chooses to have EMLab P&K continue to retain the samples after this two week period, the client must provide written notification to EMLab P&K of this request. EMLab P&K reserves the right to charge for the additional sample storage.

In no event will any EMLab P&K-related party be liable for any special, indirect, incidental, punitive, or consequential damages of any kind regardless of the form of action whether in contract, tort (including negligence), strict product liability or otherwise, arising from or related to the testing services or this report. The aggregate liability of the EMLab P&K-related parties related to or arising from this report, whether under contract law, tort law, warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by EMLab P&K from the client for the report.

The invalidity or unenforceability, in whole or in part, of any provision, term or condition herein shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, terms and conditions.

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

© 2002 - 2010 EMLab P&K
Aerotech Laboratories, Inc

EMLab ID: 1818159, Page 10 of 16

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Scope and Limitations of Report and Analysis

The scope of the MoldREPORT™ system is limited to EMLab P&K's proprietary MoldSCORE™ analysis of the air and surface samples taken at the time of the inspection. EMLab P&K cannot be liable, in any form of action, for any items that are not included within the scope of the MoldREPORT™ system.

MoldREPORT™ Inspection Limitations

MoldREPORT™ results are based upon mold air and surface samples. Mold surface samples are useful for confirming and identifying mold growth while air samples measure airborne mold levels.

This report provided by EMLab P&K is based upon the assumption that the information provided by the inspector is true and correct, that a sufficient number of mold and air samples were collected at all the appropriate locations following proper inspection and sampling protocols, and that the mold samples collected represent normal conditions at the site sampled. EMLab P&K is not able to, and cannot, guarantee the skill level or experience of the inspector performing the MoldREPORT™ inspection, nor can it guarantee that the samples have been properly collected at the site or are representative of normal conditions since many factors outside of EMLab P&K's (and the inspector's) control can and do substantially affect mold levels. Consequently, EMLab P&K cannot guarantee the accuracy of the interpretation provided herein. It is the responsibility of the inspector to insure that the mold samples were collected properly. MoldREPORT™ relies on non-invasive and non-destructive tests, so it cannot guarantee that hidden mold problems will be detected and reported. MoldREPORT™ results apply only to the rooms sampled, not to the entire building or any other rooms. It is the responsibility of the property owner, potential purchaser or other end-user of this report to select a properly trained and qualified inspector.

About Air Sample Sampling and Analysis

EMLab P&K requires at least one outdoor air sample and one indoor air sample in order to make indoor/outdoor comparisons and assessments of airborne mold levels, which are an integral part of the EMLab P&K MoldREPORT™ system. The indoor air samples taken can be representative of the airborne mold present in the area sampled. The analysis and interpretation of these air samples is proprietary and is based upon: relative levels of spores present, quantities and concentration of *Penicillium/Aspergillus* type spores, quantity and concentration of *Cladosporium* spores, quantity and concentration of basidiospores, quantity and concentration of "marker" spore types, quantity and concentration of "other" spore types, and the distribution of mold spore types. Spore identification is performed visually by trained analysts according to industry norms. Using visual identification, most mold spores lack sufficient distinguishing characteristics to allow for species identification, so the MoldREPORT™ analysis is generally performed at the genus level. Currently there are no generally-accepted protocols or regulations regarding air sampling for molds, in large part due to the inability of any single technique to provide a complete analysis of all mold spores and mold growth in an area. Air sampling for MoldREPORT™ can be performed using any standard "spore trap" method, which are also called "non-viable air sampling methods" because spore traps do not require the germination and growth of the spores before identification. Commonly used spore trap equipment for performing air sampling for mold includes Zefon Air-O-Cell™ Cassettes, Burkard™ samplers, and Allergenco™ samplers.

About Surface Sampling and Analysis

Surface sampling can be useful for differentiating between mold growth and stains, for identifying the type of mold growth present (if present), and, in some cases, identifying signs of mold growth in the vicinity. Although not required, surface sampling can improve the accuracy of the results and interpretation of the inspected environment if sampled correctly. EMLab P&K accepts surface samples in the form of swabs, tapes, or bulks in order to perform a direct examination of a specific location. The MoldREPORT™ analysis system uses the direct examination data in addition to the MoldREPORT™ air sample analysis.

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

© 2002 - 2010 EMLab P&K
Aerotech Laboratories, Inc

EMLab ID: 1818159, Page 11 of 16

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Glossary

Background Debris - Material(s) found on the air sample other than mold spore(s) or mycelia. Examples include skin cells, insect parts, and fibers.

False Positive - A test result that incorrectly indicates mold growth, when in reality there is none. For example, an air sample test result indicating indoor mold growth, when no mold growth is actually present is a "False Positive."

False Negative - A test result that shows no mold growth, when in reality mold growth is present. For example, an air sample test result indicating no indoor mold growth, when mold growth is actually present.

Fungi - A kingdom that includes yeasts, molds, smuts, and mushrooms. Fungi are not animals, plants or bacteria, but their own kingdom.

HVAC - Heating, Ventilation, and Air Conditioning (HVAC) systems are possible reservoirs for mold growth.

IAQ - Indoor Air Quality (IAQ) is the main focus of EMLab P&K and the majority of its customers.

Industrial Hygienist - A professional who monitors exposure to environmental factors that can affect human health. Examples of environmental factors include chemicals, heat, asbestos, noise, radiation, and biological hazards.

Marker Spores - Spore types, such as *Chaetomium* and *Stachybotrys*, that when found indoors, even in moderate numbers are an indication of indoor mold growth.

Note: This glossary is intended to provide general information about commonly occurring molds, and is not intended to be a complete source.

Alternaria:

Distribution: *Alternaria* is one of the most common molds and is abundant worldwide. This genus contains around 40 to 50 different species, only a few of which are commonly found indoors.

How it is spread: *Alternaria* spores are easily dispersed through the air by wind.

Where it is found outdoors: *Alternaria* is common outdoors in soil, dead organic debris, foodstuffs, and textiles. It is also a plant pathogen and is frequently found on dead or weakened plants.

Where it is found indoors: *Alternaria* can grow on a variety of substrates indoors when moisture is present.

Acremonium:

Distribution: *Acremonium* is a common mold, including about 80 to 90 different species.

How it is spread: *Acremonium* produces wet slimy spores and is normally dispersed through water flow or droplets, or by insects. Old dry *Acremonium* spores can sometimes be dispersed through the air by wind.

Where it is found outdoors: *Acremonium* is found in soil, on dead organic material and debris, hay, and foodstuffs.

Where it is found indoors: *Acremonium* can be found anywhere indoors, but requires very wet conditions in order to proliferate. The spores probably require active disturbance for release.

Aspergillus: (see *Penicillium/Aspergillus*)

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Glossary (continued)

Basidiospores:

Distribution: Basidiospores are produced by a very large and diverse group of fungi called basidiomycetes, which contains over 1000 different genera. This group includes many well-known macrofungi, such as mushrooms.

Basidiospores are often abundant in outdoor air and sometimes in indoor air.

How they are spread: Many types of basidiospores are actively released into the air during periods of high humidity or rain. Once the spores are expelled into the air, they are dispersed easily by wind.

Where they are found outdoors: Basidiomycetes are very common outdoors and can be found in gardens, forests, grasslands, and anywhere there is a substantial amount of dead organic material. They are also found on or near plants and some are known to be plant pathogens.

Where they are found indoors: Basidiospores found indoors typically come from outdoor sources and are carried inside by airflow or on clothing. Certain kinds of basidiomycetes can grow indoors, such as those that cause "dry rot", which can cause structural damage to wood. Occasionally, other basidiomycetes such as mushrooms can be found indoors, but this is not common. Generally, basidiomycetes require wet conditions for prolonged periods in order to grow indoors.

Bipolaris / Dreschlera:

Distribution: *Bipolaris* and *Dreschlera* are two separate genera of molds that are so visually similar that they are commonly discussed together as a group. Both genera include around 30 - 40 different species.

How they are spread: *Bipolaris / Dreschlera* spores are easily dispersed through the air by wind.

Where they are found outdoors: *Bipolaris / Dreschlera* type spores are most abundant in tropical or subtropical climates. They can grow in soils, on plant debris and grasses, and are known to be plant pathogens.

Where they are found indoors: *Bipolaris / Dreschlera* can grow on a variety of indoor substrates when moisture is present.

Ceratocystis / Ophiostoma:

Distribution: *Ceratocystis / Ophiostoma* are two separate genera of molds that are so visually similar that they are commonly discussed together as a group. These genera contain around 50 to 60 different species.

How they are spread: *Ceratocystis / Ophiostoma* produce wet slimy spores and are normally dispersed through water flow, droplets, or by insects. These spores are rarely identified in air samples.

Where they are found outdoors: *Ceratocystis / Ophiostoma* are very common in commercial lumberyards and forests.

Where they are found indoors: *Ceratocystis / Ophiostoma* are abundant on wood framing material in the home, although the spores are rarely found in air samples. This mold is sometimes called "lumber mold".

Chaetomium:

Distribution: *Chaetomium* is a common mold worldwide. This genus contains around 80 - 90 different species.

How it is spread: *Chaetomium* spores are formed inside fruiting bodies. The spores are released by being forced out through a small opening in the fruiting body. The spores are then dispersed by wind, water drops, or insects.

Where it is found outdoors: *Chaetomium* can be found in soil, on various seeds, cellulose substrates, dung, woody materials and straw.

Where it is found indoors: *Chaetomium* can grow in a variety of areas indoors, but is usually found on cellulose-based or woody materials in the home. It is very common on sheetrock paper that is or has been wet.

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Glossary (continued)

Cladosporium:

Distribution: *Cladosporium* is an abundant mold worldwide and is normally one of the most abundant spore types present in both indoor or outdoor air samples. This genus contains around 20 - 30 different species.

How it is spread: *Cladosporium* produces dry spores that are formed in branching chains. Spores are released by twisting of the spore-bearing hyphae as they dry. Thus, the spores are most abundant in dry weather.

Where it is found outdoors: *Cladosporium* is found in a wide variety of soils, in plant litter, and on old and decaying plants and leaves. Some species are plant pathogens

Where it is found indoors: *Cladosporium* can be found anywhere indoors, including textiles, bathroom tiles, wood, moist windowsills, and any wet areas in a home. Some species of *Cladosporium* grow at temperatures near or below 0(C) / 32(F) and can often be found on refrigerated foodstuffs and even frozen meat.

Curvularia:

Distribution: *Curvularia* is a cosmopolitan fungus and includes approximately 30 different species.

How it is spread: *Curvularia* produces dry spores that are formed in fragile chains and is very easily dispersed through the air by wind.

Where it is found outdoors: *Curvularia* is most common in tropical or subtropical regions. It is found in soil and on debris of tropical plants.

Where it is found indoors: *Curvularia* can be found growing on a variety of substrates indoors.

Epicoccum:

Distribution: *Epicoccum* is a cosmopolitan mold that includes only two species.

How it is spread: *Epicoccum* produces large dry spores that are easily dispersed through the air by wind.

Where it is found outdoors: *Epicoccum* can be found in soils or on plant debris.

Where it is found indoors: *Epicoccum* is commonly found on many different substrates indoors including paper, textiles, and insects.

Memnoniella:

Distribution: *Memnoniella* is a cosmopolitan mold genus that includes approximately five species. It is frequently found in conjunction with *Stachybotrys* species due to its similar ecological preferences.

How it is spread: *Memnoniella* produces dry spores that are easily dispersed through the air by wind.

Where it is found outdoors: *Memnoniella* can be found outdoors in soil, in plant debris or litter, and as pathogens on some types of living plants.

Where it is found indoors: *Memnoniella* can grow on a variety of substrates indoors, but mainly can be found on wet cellulose-based materials, such as wallboard, jute, wicker, straw baskets, paper and other wood by-products.

Paecilomyces:

Distribution: *Paecilomyces* is ubiquitous in nature and includes between 9 and 30 different species, depending on the taxonomic system used. Its spores are visually similar to *Penicillium* / *Aspergillus* types of spores.

How it is spread: *Paecilomyces* produce dry spores that are easily dispersed through the air by wind.

Where it is found outdoors: *Paecilomyces* is found outdoors in soils and decaying plant matter, composting processes, legumes and cottonseeds. Some species parasitize insects.

Where it is found indoors: *Paecilomyces* can be found on a number of materials indoors. It has been isolated from jute fibers, papers, PVC, timber, optical lenses, leather, photographic paper, cigar tobacco, harvested grapes, bottled fruit, and fruit juice undergoing pasteurization.

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

© 2002 - 2010 EMLab P&K
Aerotech Laboratories, Inc

EMLab ID: 1818159, Page 14 of 16

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

Glossary (continued)

Penicillium / Aspergillus:

Distribution: *Penicillium / Aspergillus* are two separate genera of molds that are so visually similar that they are commonly discussed together as a group. Together, there are approximately 400 different species of *Penicillium / Aspergillus*.

How it is spread: *Penicillium / Aspergillus* produce dry spore types that are easily dispersed through the air by wind. These fungi serve as a food source for mites, and therefore can be dispersed by mites and various insects as well.

Where it is found outdoors: *Penicillium / Aspergillus* are found in soils, decaying plant debris, compost piles, fruit rot and some petroleum-based fuels.

Where it is found indoors: *Penicillium / Aspergillus* are found throughout the home. They are common in house dust, growing on wallpaper, wallpaper glue, decaying fabrics, wallboard, moist chipboards, and behind paint. They have also been isolated from blue rot in apples, dried foodstuffs, cheeses, fresh herbs, spices, dry cereals, nuts, onions, and oranges.

Stachybotrys:

Distribution: *Stachybotrys* is ubiquitous in nature. This genus contains about 15 species.

How it is spread: *Stachybotrys* produces wet slimy spores and is commonly dispersed through water flow, droplets, or insect transport, less commonly through the air.

Where it is found outdoors: *Stachybotrys* is found in soils, decaying plant debris, decomposing cellulose, leaf litter and seeds.

Where it is found indoors: *Stachybotrys* is common indoors on wet materials containing cellulose such as wallboard, jute, wicker, straw baskets, and other paper materials.

Torula:

Distribution: *Torula* is a cosmopolitan microfungus and includes approximately eight different species

How it is spread: *Torula* produces dry spores that are easily dispersed through the air by wind.

Where it is found outdoors: *Torula* is most common in temperate regions and has been isolated from soils, dead herbaceous stems, sugar beet roots, groundnuts, and oats.

Where it is found indoors: *Torula* is common indoors on wet materials containing cellulose, such as wallboard, jute, wicker, straw baskets, and other paper materials.

Ulocladium:

Distribution: *Ulocladium* is ubiquitous in nature and includes approximately nine different species.

How it is spread: *Ulocladium* produces dry spores that are easily dispersed through the air by wind.

Where it is found outdoors: *Ulocladium* is common outdoors in soils, dung, paint, grasses, wood, paper, and textiles.

Where it is found indoors: *Ulocladium* is common indoors on very wet materials containing cellulose such as wallboard, jute, wicker, straw baskets, and other paper materials. *Ulocladium* requires a significant amount of water to flourish.

Client: Mold Inspection Sciences Texas, Inc.
Contact: Lab Report
Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
Date of Sampling: 10-20-2017
Date of Receipt: 10-23-2017
Date of Report: 10-24-2017

MoldREPORT
EMLab P & K
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 Fax (623) 780-7695

References and Resources

References:

Airborne Allergens, William Solomon, Guest Editor. Immunology & Allergy Clinics of North America, Volume 9, Number 2, August 1989. W.B. Saunders Company, Publishers, The Curtis Center, Independence Square West, Philadelphia, PA 19106-3399. This book may be out of print.

Bioaerosols: Assessment and Control, Janet Macher, Sc.D., M.P.H., Editor. 1999. ACGIH, 1330 Kemper Meadow Drive, Cincinnati, OH 45240-1634.

Bioaerosols, Harriet Burge, Ph.D. 1995. Lewis Publishers, 2000 Corporate Blvd., N.W., Boca Raton, FL 33431-9868.

Biological Contaminants in Indoor Environments, Morey, Feeley, Otten, Editors. 1990. ASTM, 1916 Race Street, Philadelphia, PA 19103. STP 1071.

Fungi and Bacteria in Indoor Air Environments: Health Effects, Detection and Remediation, Proceedings from the International Conference, Saratoga Springs, NY October 6-7, 1994.

Health Implications of Fungi in Indoor Environments, Edited by R.A. Samson. 1994. Elsevier Science, P.O. Box 945, Madison Square Station, New York, NY 10159-0945.

Indoor Air and Human Health, Gammage & Kaye. 1985. Lewis Publishers.

Microfungi, S.G. Gravesen, J.C. Frisvad, & R.A. Samson, published by Munksgaard.

Useful Websites:

www.acgih.org
American Conference of Governmental Industrial Hygienists - information on IAQ and useful links.

www.aiha.org
American Industrial Hygiene Association - general IAQ information

www.calepa.ca.gov
California Environmental Protection Agency - California IAQ resources

www.emlab.com
EMLab P&K

www.epa.gov
Environmental Protection Agency - information regarding prevention and remediation of mold

www.health.state.ny.us
New York State Department of Health - New York state recommendations for IAQ, indoor mold inspections, remediation, and prevention

www.moldreport.com
MoldREPORT™ - online store, and other information about MoldREPORT™

www.nih.gov
National Institutes of Health - information regarding environmental health issues, including IAQ

www.niehs.nih.gov
National Institute of Environmental Health Sciences - information on mold

This report is generated by EMLab P&K at the request, and for the exclusive use, of the EMLab P&K client named in this report. Important terms, conditions, and limitations apply. The EMLab P&K client and all readers of this report are advised to completely read the information, terms, conditions and limitations of this report.

© 2002 - 2010 EMLab P&K
Aerotech Laboratories, Inc

EMLab ID: 1818159, Page 16 of 16

Mold Inspection Sciences Texas, Inc.
Lab Report
2512 S IH 35, Suite 110
Austin, TX 78704 USA
(512) 535-2493



EMLab P & K

www.MoldREPORT.com

info@MoldREPORT.com

Approved by:

Dates of Analysis:

MoldReport Spore trap: 10-24-2017

A handwritten signature in black ink that reads "Joshua T. Cox".

Operations Manager
Joshua Cox

Service SOPs: MoldReport Spore trap (EM-MY-S-1038)
AIHA-LAP, LLC accredited service, Lab ID #102297

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the items tested.

The analytical sensitivity is the spores/m³ divided by the raw count. The limit of detection is the analytical sensitivity multiplied by the sample volume divided by 1000.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Mold Inspection Sciences Texas, Inc.
 Contact: Lab Report
 Project: Jeff McClure; 7201 Avenue B, Bellaire, TX 77401
 Date of Sampling: 10-20-2017
 Date of Receipt: 10-23-2017
 Date of Report: 10-24-2017

MoldREPORT
 EMLab P & K
 1501 West Knudsen Drive, Phoenix, AZ 85027
 (800) 651-4802 Fax (623) 780-7695

Laboratory Results

MoldREPORT: Spore Trap Analysis

Location:	ST1: Outside		ST2: Pool Room		ST3: Pool Room Hall	
Comments (see below)	None		None		None	
Lab ID-Version†:	8514860-1		8514861-1		8514862-1	
Analysis Date:	10/24/2017		10/24/2017		10/24/2017	
Spore types detected:	raw ct.	per m3	raw ct.	per m3	raw ct.	per m3
Alternaria	-	-	1	53	-	-
Arthrinium	-	-	-	-	-	-
Ascospores	5	270	1	53	220	12,000
Aureobasidium	-	-	-	-	-	-
Basidiospores	7	370	-	-	21	1,100
Bipolaris/Drechslera group	-	-	2	110	-	-
Botrytis	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-
Cladosporium	2	110	-	-	4	210
Curvularia	1	53	1	53	-	-
Epicoccum	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-
Myrothecium	-	-	-	-	-	-
Nigrospora	-	-	1	53	-	-
Penicillium/Aspergillus types	5	270	316	84,000	5	270
Pithomyces	-	-	-	-	1	53
Rusts	-	-	1	53	3	160
Smuts, Periconia, Myxomycetes	-	-	2	110	10	530
Stachybotrys	-	-	-	-	-	-
Stemphylium	-	-	-	-	-	-
Torula	-	-	-	-	-	-
Trichoderma	-	-	-	-	-	-
Ulocladium	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-
Others	6	320	-	-	1	53
§ Total:		1,400		85,000		14,000
Additional Information:						
Hyphal fragments	53		53		-	
Skin cells	13 - 67		80 - 4,000		13 - 67	
Pollen	< 13		< 13		< 13	
Background debris†	1		3		2	
Limit of detection	13		13		13	
Sample volume (liters)	75		75		75	
MoldSCORE:	N/A		300		209	

Comments:

† Background debris is an indication of the amounts of non-biological particulate matter present on the slide (dust in the air) and is graded from 1 to 4 with 4 indicating the largest amounts.

For more information on the fungi identified in your report please visit www.emlab.com.

† A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

Rev02 03/11



EMLab P&K

A TestAmerica Company

Report for:

Lab Report
Mold Inspection Sciences Texas, Inc
2512 S IH 35, Suite 110
Austin, TX 78704

Regarding: Project: Jeff McClure; 7201 Avenue B
 EML ID: 1818456

Approved by:

Operations Manager
Joshua Cox

Dates of Analysis:
Total Coliform, E. coli-P/A: 10-25-2017

Service SOPs: Total Coliform, E. coli-P/A (EM-BT-S-1574)

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the items tested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Mold Inspection Sciences Texas, Inc
 C/O: Lab Report
 Re: Jeff McClure; 7201 Avenue B

Date of Sampling: 10-20-2017
 Date of Receipt: 10-23-2017
 Date of Report: 10-25-2017

COLIFORM WITH *E. COLI* SCREEN*

Location:	Ecoli: Pool Room - Tile Floor
Comments (see below)	None
Lab ID-Version‡:	8514922-1
Sample type:	Swab sample
Setup Time:	10/23/17 15:35
Total Coliforms	Present
<i>E. coli</i>	Present

Comments:

* Reported as presence or absence of coliforms and of *Escherichia coli* (*E. coli*) determined by MUG (4-methylumbelliferyl-B-D-glucuronide) test. "Coliforms" is a term that refers to the fermentative Gram negative rods belonging to the Enterobacteriaceae family. Fecal coliforms previously referred to one member of this family, *E. coli*, which is a common organism in the human intestinal tract. More recently, fecal coliforms have been defined as "thermotolerant coliforms" and include all coliforms which grow and ferment lactose with gas and acid at 44.5 ± 0.2°C. This definition includes *Klebsiella*. However, since *Klebsiella* has been isolated from environmental samples in the apparent absence of fecal pollution, *E. coli* is a more specific indicator organism for sewage spills. Non-fecal coliforms are widely distributed in nature and are free living in water, soil, and on plants. Thus, the presence of small numbers of environmental coliforms should not be considered abnormal or of any particular concern for human safety.

Based on samples delivered. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect results. EMLab P&K hereby disclaims any liability for indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken in reliance upon, this report; and its actual direct damages arising out of the use or interpretation of the data contained in, or any actions or omitted taken in reliance upon, this report shall be limited to the cost of this report.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Report Contents Scope of Work

Prepared for: **Jeff McClure**
Project Address: **7201 Avenue B, Bellaire, TX 77401**
Date of Initial Assessment: **September 20, 2017**

For Mold Inspection Sciences Texas, Inc a Licensed Mold Assessment Company
TX DSHS License # ACO1001, Expiration Date: 03/20/2019; and
Licensed Asbestos Consulting Agency TX DSHS License # 100433, Expiration Date: 09/22/2018
TDH Website: <http://www.dshs.state.tx.us/mold/>

Mold Inspection Sciences Texas, Inc.
Corporate Mailing Address: 2512 S. IH 35, Suite 110 ~ Austin, TX 78704
Austin Corporate Office: (512) 535-2493
Dallas Office: (214) 774-4380 • Ft. Worth Office: (817) 719-1842 • Houston Office: (281) 652-5353 • San Antonio Office: (210) 568-7725
www.MoldInspectionTexas.com

Section 1: Scope of Work

Specific Remediation Instructions

Room/Area	Remediation Instructions
Pool Room	<ol style="list-style-type: none">1. Remove all furniture and contents.2. Erect a Limited Containment and seal off from upper floor. Install critical barriers over all openings – lights, plumbing penetrations, a/c vents, etc. Establish negative pressure, which must be maintained until the Post Testing. Exhaust to the exterior, if possible.3. Place dehumidifiers as needed to facilitate proper dry-out. All wood materials should be 15% moisture content or less to be considered “dry” at the time of the Post Inspection.4. Remove cabinetry.5. Remove door casings. If impacted, remove doors and door jambs.6. Remove drywall 2 feet up.7. Remove and dispose of any exposed insulation.8. Clean in place structurally sound framing and exterior sheathing by sanding, grinding, or wire brushing. This treatment must remove all fungal growth from the affected materials.9. Detail clean all.10. HEPA vacuum all surfaces.11. Wipe down all surfaces with an EPA registered fungicide as a final remedial treatment.12. Reduce airborne particulate concentrations. Scrub air using HEPA filtration units for a period of 48-72 hours after the final detailed cleaning has been completed.

General Guidelines for Successful Mold Remediation

1. Set up Limited Containment(s) and critical barriers where needed to prevent contamination of the rest of the occupied spaces during remediation processes. Establish negative pressure and maintain until the Post Testing. (See TMARR and EPA Guidelines)
2. Wear proper Personal Protection Equipment. (See TMARR and EPA Guidelines)
3. Remove contaminated and water-damage materials when feasible. When removing wall/ceiling surfaces, cabinetry, or baseboards, the underlying cavities and building materials should be inspected for additional hidden mold growth. Contaminated wall/ceiling surfaces and other materials should be removed, if feasible, at least one foot in all directions past the last appearance of mold growth. Any moldy or water damaged non-structural building materials must be removed and disposed of. Mold and water damaged materials should be immediately placed in plastic bags or wrapped and sealed for disposal.
4. Remove and dispose of any insulation where mold contamination is visible and where damaged sheet rock has to be removed.
5. If materials are wet, dry all materials. Wood materials should be 15% moisture content or less. Mechanical dehumidification equipment should be used if materials will not be completely dry within 48 hours.
6. Clean any mold growth found on structural surfaces and within the exposed cavities. This process typically involves the use of HEPA vacuums, wet scrubbing, sanding, wire brushing, and wiping/drying with disposable wipes. (See EPA Guidelines)
7. Clean in-place structurally sound framing, flooring, ceiling joists, metal and other wood structures by sanding, grinding, or wire brushing. This treatment must remove all fungal growth from the affected materials or the materials must be removed and replaced whenever structurally feasible. Clean/remove mold growth from any non-porous surfaces such as metal or glass or painted/sealed wood which is not water-damaged or wet. Water damaged structural materials must be removed and replaced whenever feasible. (See EPA Guidelines)
8. HEPA vacuum all surfaces.
9. Wipe down all surfaces with a detergent solution or EPA registered fungicide as a final remedial treatment.
10. Reduce airborne particulate concentrations inside the contained area(s) or affected areas to normal levels. Scrub air using HEPA filtration units. Time allowed for scrubbing should be determined by the CFM ratings of the units being used and the corresponding sizes of the contained and/or affected areas.
11. **If initial air sample analysis results from samples collected from non-affected areas showed suspect or elevated levels, non-affected areas should be included in the project.** We recommend the use of HEPA filtration to reduce airborne particulate concentrations back to normal levels in all areas adjacent to contained area(s). Note: Indoor control air sampling will be performed during the Post Testing.
12. All remediated materials/areas should be accessible and visible. No new materials should be installed until after the project is deemed successful by the Mold Assessment Consultant.

Section 2: Photo Documentation

Job Site Photos from October 20, 2017



Front Cover



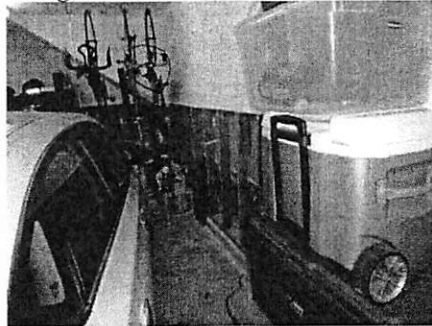
Garage



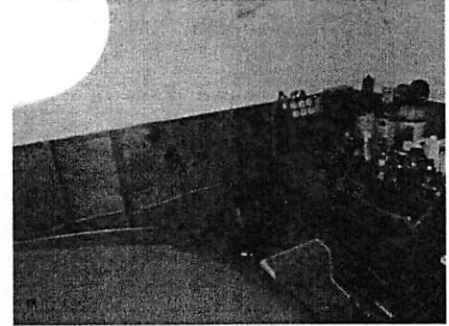
Garage



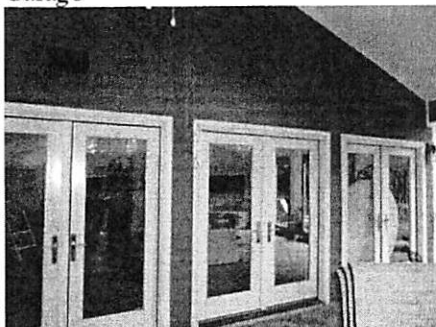
Garage



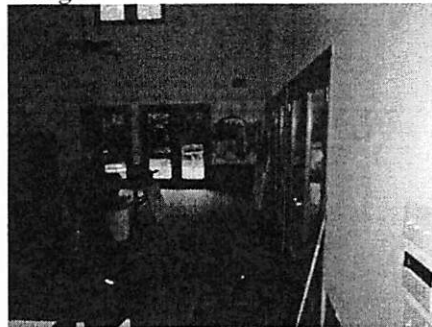
Garage



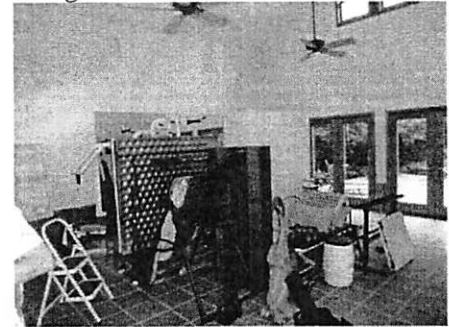
Garage



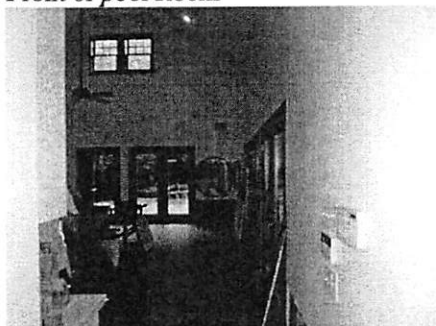
Front of pool Room



Pool room



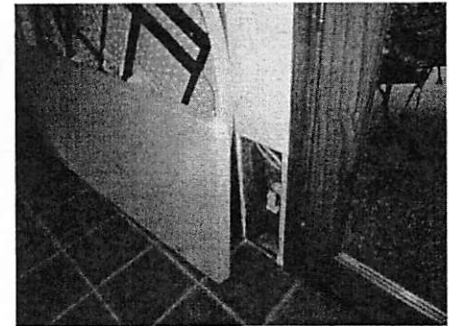
Pool room



Pool room



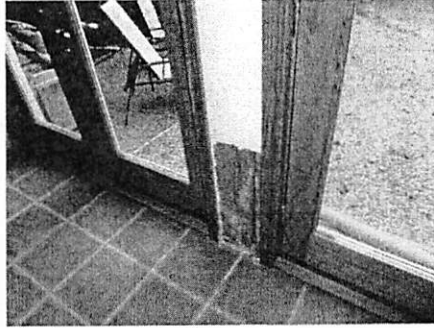
Pool room Drywall around doors



Pool room door frame



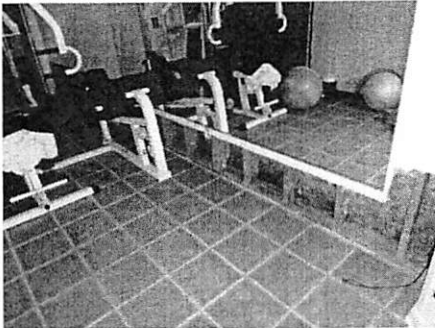
Pool room door frame



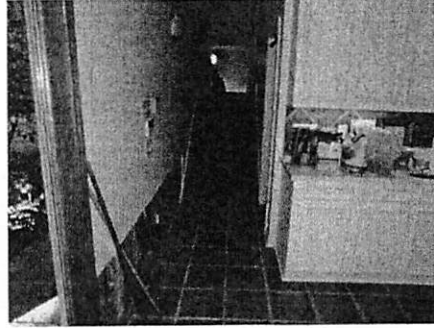
Pool room door frame



Pool room Cabinet on wall



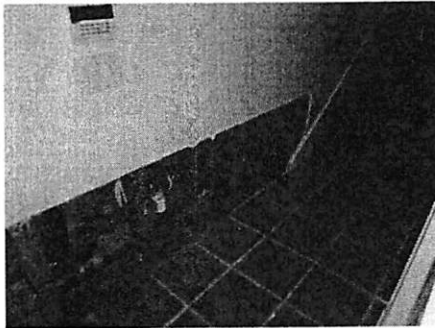
Pool room Furniture



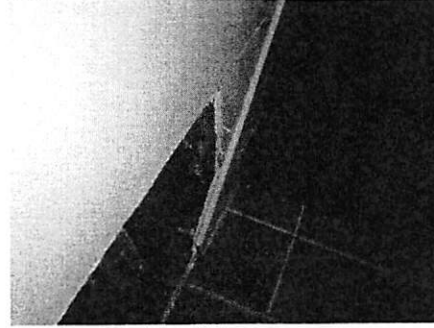
Hall



Hall



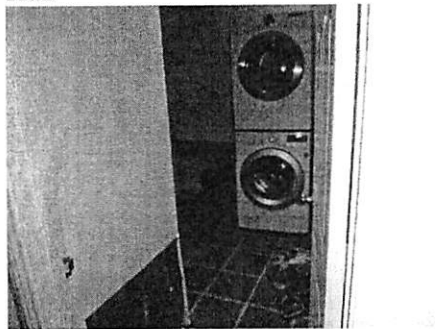
Hall



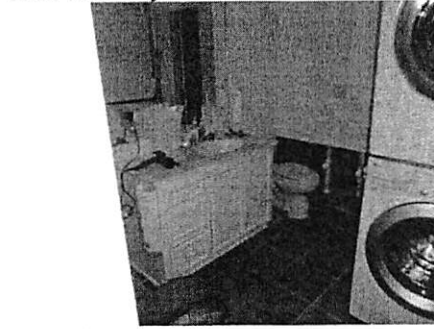
Hall stairs drywall



Hall stairs drywall



Laundry



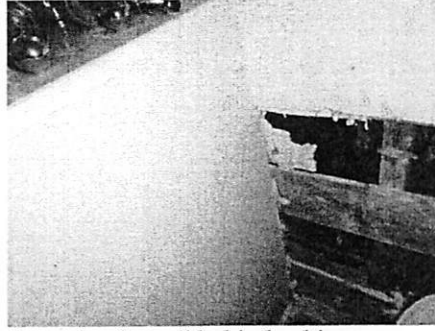
Laundry



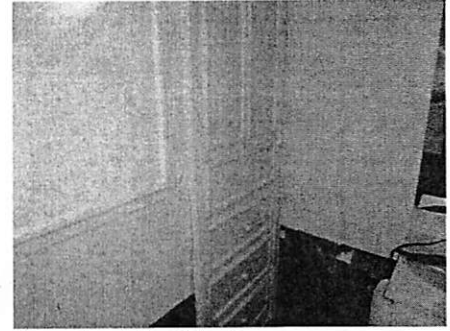
Laundry



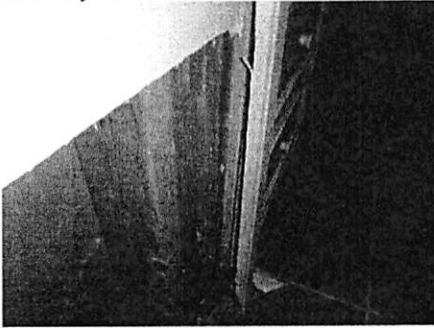
Laundry cabinet



Laundry drywall behind cabinet



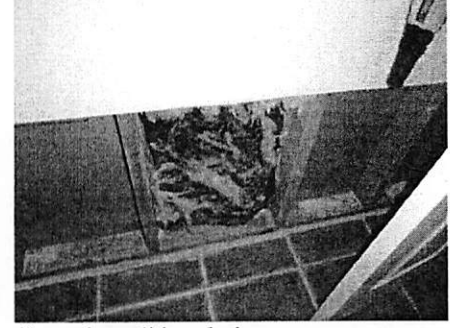
Laundry tall cabinet



Laundry tall cabinet drywall



Laundry tall door frame



Laundry tall insulation

Handy Membership

15140 Thompson Lane
Iola, TX 77861 US
(979) 571-5325
handymembership@gmail.com
http://handymembership.com

ESTIMATE

ADDRESS

Sandra Shafto
7201 Avenue B
Houston, TX 77401
United States

ESTIMATE # 1120
DATE 11/17/2017

ACTIVITY	QTY	RATE	AMOUNT
Sheetrock Work Install drywall tape and float drywall in garage and pool room, bathroom, shower, hallway areas and either side of landings.	2,073.25	2.75	5,701.44
Insulation Reinstall insulation that was removed.	522	1.48	772.56
Trim Work Install trim approximately 225 linear feet of baseboard.	225	4.25	956.25
Paint Trim Paint baseboard trim after installed and caulked.	225	2.25	506.25
Flooring Materials Coretech flooring from RiverwoodsFlooring.com (we need 44 boxes).	44	103.00	4,532.00
Carpet Carpet on stairs needs to be removed and replaced.	1	750.00	750.00
Paint Paint walls where drywall had been replaced. More than likely all walls need to be repainted if paint cannot be matched up.	1.28	2,248.00	2,877.44
Cabinets Rebuild 18 feet of cabinets- to match the upper cabinets in living-room area and paint. This does not include the counter tops. Does include cabinet repair work for the bathroom and rebuilding entertainment console	19	315.00	5,985.00
Door Casing (Trim) Remove and clean/treat behind door casing and reinstall.	35	24.00	840.00
Flooring Labor Remove and dispose approx 800 square feet of tile and reinstall new tile. (\$2 for removal and disposal \$3.75 install.)	800	5.75	4,600.00
Underlayment For Tile Moisture barrier underlayment that goes under the tile	800	1.50	1,200.00
Rental Equipment For scaffolding for painting	1	450.00	450.00

TOTAL

23,888.94

~~\$29,170.94~~

- 8,212.983959

- 8,000.

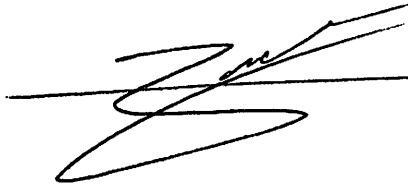
- 8,000

24,212.98

Accepted By

Accepted Date

By: Jacob Quintanilla



11/30/2017

for Handy Membership LLC

Handy Membership

15140 Thompson Lane
Iola, TX 77861 US
(979) 571-5325
handymembership@gmail.com
http://handymembership.com

ESTIMATE

ADDRESS

Sandra Shafto
7201 Avenue B
Houston, TX 77401
United States

ESTIMATE # 1121
DATE 11/26/2017

ACTIVITY	QTY	RATE	AMOUNT
Mold Remediation Includes:	1	2,800.00	2,800.00

- Remove all furniture and contents.
- Remove/demo cabinetry kitchen and entertainment center as discussed.
- Remove/demo door casings.
- Remove/demo tile as discussed
- Clean concrete floor (after tile is removed) with mold remediation solution and disinfect afterwards
- Scrub down all framing and the interior part of the exterior walls.
- HEPA vacuum all surfaces.
- Wipe down all surfaces with an EPA registered fungicide as a final remediation treatment.
- Reduce airborne particulate concentrations by running an air HEPA scrubber unit for a period of 48-72 hours after the final detailed cleaning has been completed.

TOTAL


\$2,800.00

*paid check 3959
12-7-17*

Accepted By

Accepted Date

By Jacob Quintanilla
for Hurdy Membership LLC

 11/30/2017

Handy Membership

15140 Thompson Lane
Iola, TX 77861 US
(979) 571-5325
handymembership@gmail.com
http://handymembership.com

ESTIMATE

ADDRESS

Sandra Shafto
7201 Avenue B
Houston, TX 77401
United States

ESTIMATE # 1125

DATE 01/29/2018

ACTIVITY	QTY	RATE	AMOUNT
Toilet Reinstallation Removed old toilet flange (as it was sitting up too high due to old tile being thicker). Installed new flange. Reinstalled toilet.	1	425.00	425.00
Replaced Door Casing The original bid was to remove and clean and reinstall door casing, however upon further inspection it was determined that do to mold and water damage they needed to be replaced.	98	3.50	343.00
Bathroom Cabinet The repair to bathroom cabinet was more extensive, as the whole bottom of the cabinet had to be removed to replace both the drywall behind the cabinet and the damaged wood of the cabinet. Replace the trim and base plate of the linen closet.	1	525.00	525.00
Tile Shower Removed the tile from outside of the shower edge and reinstalled. (Needed to replaced the water damaged drywall behind the tile.)	1	250.00	250.00
Washing Machine And Dryer Washing machine (and dryer) had to be disconnected, when doing so the water shutoff valves often start to leak as was the case and so needed replacement. Reinstalled both washing machine and dryer unit.	1	240.00	240.00
Garage Extra Extra work in garage: due to the lack of climate control in the garage the humidity from the water damage caused the drywall tape to separate from many areas including the ceiling which had to be re-taped/floated, all walls were then textured and painted including ceiling where repairs had to be made	1	600.00	600.00

-324.04

\$2,058.92



Thank You for Shopping at Lowe's
We hope you enjoy your new purchase!

CUSTOMER COPY

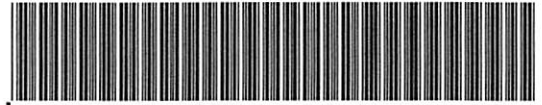
Page 1 of 2

Sold To	Sold From	Order Information
Sandra Shafto sshafto@att.net (713) 805-6886	Lowe's Of Meyerland, Tx 4645 BEECHNUT STREET HOUSTON, TX 77096 (713) 661-6119	Location: 907 Order Date: 01/02/2018 Invoice #: 95907 Order #: 344024290

Item #	Item Description	Model #	UoM	Load Indicator	Unit Price	Qty	Extended Price
632505	Architect II 43-Decibel Built-In Dishwasher (Stainless steel) (Common: 24-in; Actual: 23.875-in) ENERGY STAR	KDTM354D SS	LCU	LD	\$989.00	1	\$989.00
	Haul Away						\$15.00
734321	Food Showcase 27.8-cu ft French Door Refrigerator with Ice Maker and Door within Door (Stainless Steel) ENERGY STAR	RF28HDED BSR	LCU	LD	\$2,199.00	1	\$2,199.00
	Haul Away						\$15.00
2	Lowe's Delivery Service Item \$79.00 Original Price \$79.00		UNIT		\$0.00	1	\$0.00

of Items Discounted: 0 Total Savings: \$79.00

Fulfillment Information	Tender Information	Payment Information
Location: 3362	M/C 8441: \$3,481.01	Subtotal: \$3,218.00
Sales Date: 02/13/2018		Shipping / Delivery: \$0.00
Fulfillment #: 74377		Total Tax: \$263.01
		Total: \$3,481.01



Thank You for Shopping at Lowe's
We hope you enjoy your new purchase!

CUSTOMER COPY

Page 2 of 2

Billing Information

Charges will apply to your credit card at time of fulfillment. Picked up or shipped orders will be charged when pick up or shipping processes begin. Lowe's delivery orders will charge up to 48 hours before your scheduled delivery. For installation projects, see contract for details. If any part of your order is cancelled prior to fulfillment, your pending charges will be adjusted. If you have any questions about your order, please call Customer Care at 1-800-44-LOWES (56937) or email customercare@lowes.com.

Lowe's Price Match Guarantee

For details on our price match guarantee, please visit lowes.com/pricematch

Returns and Refunds Policy

Customer Satisfaction is our goal. If you are not completely satisfied with your purchase simply return the merchandise to any Lowe's store in the U.S. within 90* days. We, in our discretion, will repair it, replace it, or, based on your method of payment with a valid receipt, refund your money.

* Exceptions to 90 Day Time Frame

- Major Appliances (including but not limited to Refrigerators 9 cubic feet or larger, Washing Machines, Dryers, and Range Hoods) – Return within 30 days of the customer receiving the product with the original receipt. Product must be in "like new" condition.
- Outdoor Power Equipment (including but not limited to Mowers, Chainsaws, Generators, Pressure Washers, Trimmers, and Blowers) – Return within 30 days of the customer receiving the product with the original receipt. Product must be in "like new" condition.
- Highway Trailers – Returned within 30 days of the customer receiving the product, in the original state of purchase with the original receipt and paperwork. If the trailer has been titled, the customer must sign the title over to the store, and the store must contact Carry-On at 800-240-3121 to receive a new title for the trailer in order to resell the item.
- Interior and Exterior Liquid Paint – Return any interior or exterior liquid paint in its original container, along with the original receipt, within 30 days of receiving the product, and Lowe's will replace it with a can of comparable paint or refund the customer's money based on the original purchase method. Lowe's reserves the right in its discretion to limit the quantity returned in the event of suspected fraud or abuse.
- Holiday items purchased on this receipt cannot be returned.
- Trees, Shrubs and Perennials – Returned within one year of the customer receiving the product for a replacement or refund. Management discretion is advised for plant returns without the original receipt.
- Online Customizable Patio Sets included within this order may not be returned after 30 days from date of purchase.
- Excludes merchandise in Installation Services programs – see contract for details.

In most instances, your receipt can be retrieved by using the original credit card, checking account number, or by your phone number. For returns without a valid receipt, in-store credit may be issued for the item's current selling price. Lost or stolen gift cards can only be replaced for the remaining balance by presenting the original receipt.

Lowe's reserves the right to refuse and limit the number of returns permitted without valid receipts. No returns for purchases made with checks will be made if you have outstanding checks with Lowe's. Lowe's may require valid picture ID (State Driver's License, State ID Card, or Military ID) for any return.

Lowe's stores use refund and check verification systems. All returns are subject to system approvals. Valid picture ID information or phone number may be entered into these systems where authorized by law.

These remedies are your exclusive remedies. All other remedies are hereby excluded. All warranties, express or implied, including the implied warranties of merchantability and fitness for a particular purpose are expressly excluded. The exclusions herein are subject to and may be limited by applicable law and you may have additional rights which vary from state to state.

Attachment #3
2007 Termite Damage
Repair Description

Attachment #3: 2007 Termite Damage Repair Description

In 2007 we discovered some flaky wood in the dining room wainscot. Terminix eradicated the termites and sealed around a water spigot outside of the house adjacent to the damage which appeared to be where the termites had gained entrance.

The contractor who built the house, Gary Bumpass, made the necessary repairs.

Most years since 2007 we have used Terminix liquid defense to stop any further infestation and we have had annual inspections through 2019 that show no termites.