

**Protective
Environmental
Engineering
Services, Inc.**

Engineering Firm No. F-3493



BBB Top Houston Award

February 3, 2018

Mr. and Mrs. Christopher Elliott
12403 Gentlebrook Dr.
Pearland, TX 77584

sent by email to: ChrisandHollyElliott@gmail.com

**RE: Mold Remediation Clearance Inspection – Upstairs Bathroom Wax Ring Leak
12403 Gentlebrook Drive, Pearland, TX, 77584, PEESI No: 020218**

Dear Mr. and Mrs. Elliott:

Protective Environmental Engineering Services, Inc. (PEESI) completed a mold remediation clearance inspection of damage from an Upstairs Bathroom wax ring leak in your home at **12403 Gentlebrook Drive, Pearland, TX, 77584**. This inspection was completed on February 2, 2018 to determine success of remediation

This inspection was completed by Mr. Cliff Woodward, a Texas licensed professional chemical engineer and mold assessment consultant. Mr. Woodward has completed assessments of water damage in more than 7,000 residential, commercial, medical, federal, educational, and public buildings over the past 20 years and has been designated as an expert by the courts in a number of areas concerning water damage and mold.

Mr. Woodward completed a moisture survey and visual inspection of water damage addressed by your mitigation and remediation efforts. He took a surface swab sample from exposed and cleaned and disinfected structural members (S-1-E - Photographs 2 and 3). He also took indoor air samples from The Upstairs Bathroom (A-1-E - Photograph 4) and from the Kitchen below (A-2-E - Photograph 5). Based on a very favorable lab results for both swab and air samples, he has determined that remediation work, was appropriate and done according to generally accepted practice, and that it was successful. He has concluded that your residence can be rebuilt without concern for water and mold damage resulting from the Upper Bathroom wax ring leak. To that end, he has issued the attached formal State of Texas Certificate of Mold Damage Remediation for your files.

LIMITATIONS

This report is issued for your uses and those of others directly connected with this remediation and as you may desire. It is not to be used by any other entity without express

written permission from Protective Environmental Engineering Services, Inc. Should additional information become available, we reserve the right to review such information and make modifications to this report as we deem appropriate.

If you should have any questions, please contact our offices at 281-373-1444.

Very truly yours,

Protective Environmental Engineering Services, Inc.

Clifford E. Woodward
2/3/2018

Clifford E. Woodward, MChE, P.E.
State Licensed Mold Assessment Consultant - MAC #0114
President



PEESI F-3493

ATTACHMENT 1

Photographs

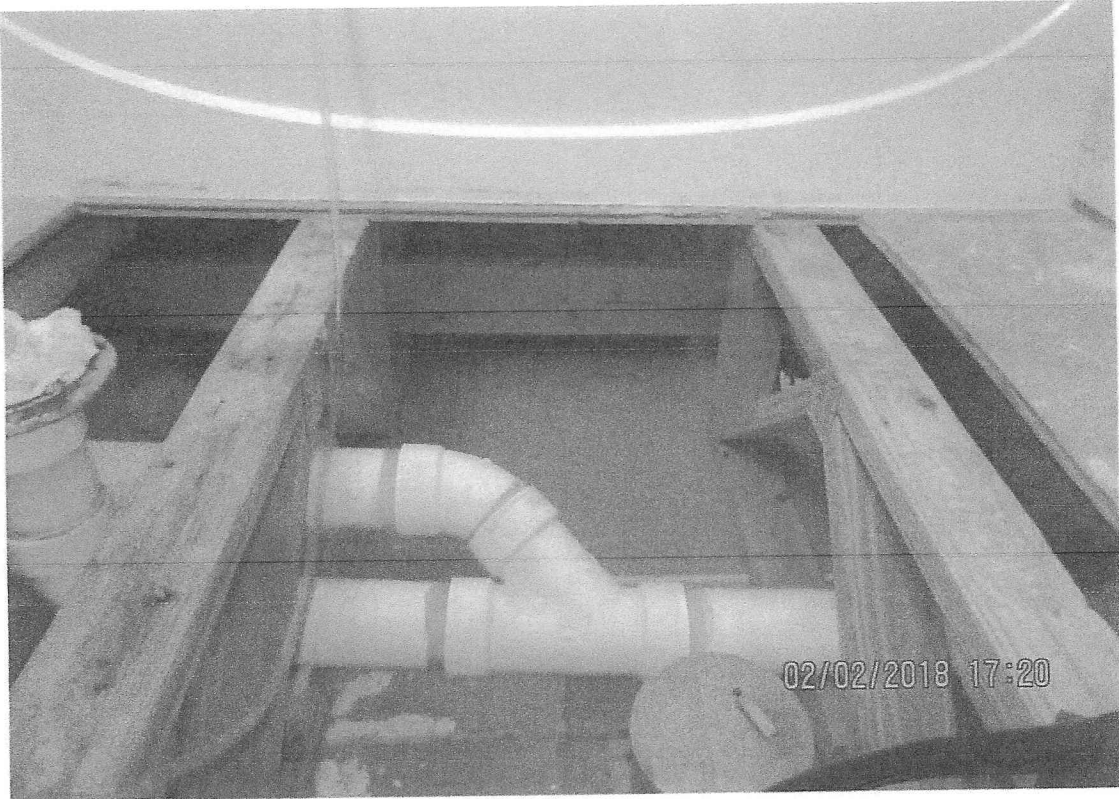
For February 2, 2018 Inspection

There are some 28 photographs in our files for future reference

Photograph 1 – Front 12403 Gentlebrook Drive, Pearland, TX, 77584



Photograph 2 – Upper Bathroom location of the leaking wax ring and damage



Photograph 3 – Swab sample S-1-E was taken from structural members and the floor deck



Photograph 4 – Sample A-1-E was taken here from the Upstairs Bathroom



Photograph 5 – Indoor air sample A-2-E taken from the Kitchen beneath the commode wax ring



ATTACHMENT 2

Bioldea Mold Lab Test Results

Attention Cliff Woodward
 Client PEESI Engineering
 16315 Diamond Rock

BioIdea.net
 A biological company
 We serve with our knowledge.



Project PEESI-020218; Elliott
 Bioldea Order ID 18PE021

Cypress, TX 77429
 11511 Early Forest Ln, Houston, TX 77043
 www.Bioldea.net 281-920-3066
 Sampling Date 2/2/2018 Report Date 2/2/2018

Air Cassette Mold Spore Report, Method M11, M12, M13, M14, M15, M19

Client Sample No.	A-1-E		A-2-E		-		-	
Sample Location	Uptairs Bathroom		Kitchen		-		-	
Sampl Vol L Sensitivity	150	27	150	27	-	-	-	-
Left Column=Raw Data	25%	1000 L	25%	1000 L	-	-	-	-
Alternaria	-	-	-	-	-	-	-	-
Acremonium-like	-	-	-	-	-	-	-	-
Arthrospores	-	-	-	-	-	-	-	-
Ascospores	-	-	-	-	-	-	-	-
Aspergillus/Penicillium	6	160 ✓	4	107 ✓	-	-	-	-
Arthriniium	-	-	-	-	-	-	-	-
Basidiospores	-	-	-	-	-	-	-	-
Bipolaris/ Drechslera	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-
Cladosporium	3	80	1	27	-	-	-	-
Curvularia	1	27	1	27	-	-	-	-
Epicoccum	-	-	1	27	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-
Memnoniella	-	-	-	-	-	-	-	-
Myxomycete	-	-	1	27	-	-	-	-
Paecilomyces	-	-	-	-	-	-	-	-
Peronospora (Mildew)	-	-	-	-	-	-	-	-
Pith /Stemph /Uloclad	-	-	-	-	-	-	-	-
Sporangiospore (Zygo)	-	-	-	-	-	-	-	-
Nigrospora	-	-	1	27	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	-	-
Rust/Urediniospore	-	-	-	-	-	-	-	-
Torula	-	-	-	-	-	-	-	-
Hyphal Fragment	1	27	2	53	-	-	-	-
Unidentified Spores	-	- ✓	-	- ✓	-	-	-	-
Total Spores	11	293	11	293	-	-	-	-
Bkgd Debris (1-5)	2		2		-		-	

Note:

PASS OK
 OK TO REBUILD
 FEW PEN, MAC, MICE

Analyst: *J. Jay Jin*
 J. Jay Jin, PhD

How to interpret your report? 1. Left column is Raw Data with Reading percentage; Right column is data converted in Standardized 1000 L (M3). 2. Sensitivity = 1000 liters / your sampled volume / reading percentage. 3. Your samples were scanned 100%, then read at the indicated percentage. 4. Some mold spores are grouped together due to morphological similarity. 5. **Background Debris** indicates how clean or dirty your air is. Rating 1= 0-19%; 2=20-39%; 3=40-59%; 4=60-79%; 5=80-100% covered by particulates, fibers, pollens, molds, insect parts etc inside the impact area. 6. When background rating is 5, which is overloaded, mold spores are estimated based on peripheral reading. 7. For abbreviation: Asp/Pen= Aspergillus/Penicillium. Clado/Cladoph=Cladosporium/Cladophialophora; Pith/Stem/Uloclad=Pithomyces/Stemphylium/Ulocladium; Bipolaris/Drechslera may include Exserohilum. Zygo=Zygomycete. 8. Stachybotrys is the so-called "Black Mold"; Memnoniella is the sister genus to Stachy; Zygomycetes (Zygo) is the "Black Bread Mold"; Myxomycete is the "Slime Mold", not true molds; Basidiospores are from mushrooms, solely of outdoors. 9. Raw counts may not be comparable among samples if sampling volumes are different. 10. By submitting samples with COC, you agree on terms, conditions, and payment, see Disclaimer @Bioldea.net.

Attention Cliff Woodward
 Client PEESI Engineering
 16315 Diamond Rock

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 A biological company

We serve with our knowledge.



Cypress, TX 77429

11511 Early Forest Ln, Houston, TX 77043

Project PEESI-020218; Elliott

www.BioIdea.net 281-920-3066

BioIdea Order ID 18PE021

Sampling Date 2/2/2018

Report Date 2/2/2018

Quantitative Direct Exam Mold Spore Counts, Method M21, M22, M23

Client Sample No.	S-1-E		-	-	-
Sample Location	Up Bathrm Struc Mmbr		-	-	-
Percent Read Dilution	10%	0.8	-	-	-
Raw Data Converted	Raw Data	1cm2 or 1g	Raw Data	1cm2 or 1g	Raw Data 1cm2 or 1g
Alternaria	-	-	-	-	-
Acremonium-like	-	-	-	-	-
Arthrospores	-	-	-	-	-
Ascospores	-	-	-	-	-
Aspergillus	-	-	-	-	-
Arthrinium	-	-	-	-	-
Basidiospores	-	-	-	-	-
Bipolaris/ Drechslera	-	-	-	-	-
Chaetomium	-	-	-	-	-
Cladosporium	-	-	-	-	-
Curvularia	-	-	-	-	-
Epicoccum	-	-	-	-	-
Fusarium	-	-	-	-	-
Ganoderma	-	-	-	-	-
Memnoniella	-	-	-	-	-
Myxomycete	-	-	-	-	-
Nigrospora	1	8	-	-	-
Paecilomyces	-	-	-	-	-
Peronospora (Mildew)	-	-	-	-	-
Pith /Stemph /Uloclad	-	-	-	-	-
Penicillium	-	-	-	-	-
Sporangiospore (Zygo)	-	-	-	-	-
Stachybotrys	-	-	-	-	-
Rust/Urediniospore	-	-	-	-	-
Torula	-	-	-	-	-
Hyphal Fragment	-	-	-	-	-
Unidentified Spores	-	-	-	-	-
Total Spores	1	8	-	-	-

Swab is collected on 12.5 cm2 area. Dilution =10 (10% transfer from swab to slide) / 12.5 cm2 area = 0.8

Note:

PASS
VERY CLEAN
CEW/PE/MAC/MCH/E

Analyst. *Jiaying Jin*
 J. Jay Jin, PhD

How to interpret your report?

1. Left column is Raw Data with Reading percentage; Right column is data converted in 1x1 cm or 1g.
2. Your samples were scanned 100%, then read at the indicated percentage.
3. Direct exam is qualitative and semi-quantitative, non-viable method, least expensive, yet relatively accurate.
4. Some mold spores are grouped together due to morphologic similarity.
5. For abbreviation: Asp/Pen=Aspergillus /Penicillium. Clado/Cladoph=Cladosporium/Cladophialophora; Pith/Stem/Uloclad=Pithomyces/Stemphylium/Ulocladium; Bipolaris/Drechslera may include Exserohilum. Zygo=Zygomycete.
6. Stachybotrys is the so-called "Black Mold"; Memnoniella is the sister genus to Stachy; Zygomycetes (Zygo) including Mucor and Rhizopus are the "Black Bread Mold"; Myxomycete is the "Slime Mold", not true molds; Basidiospores are from mushrooms, solely of outdoors.
7. By submitting samples with COC, you agree on terms, conditions, and payment, see Disclaimer @BioIdea.net.

ATTACHMENT 3

Texas Dept. of Insurance Certificate



Texas Department of Insurance

Property and Casualty Section – Personal and Commercial Lines Office
Mail Code 104-PC, 333 Guadalupe • P. O. Box 149104, Austin, Texas 78714-9104
512-305-6711 telephone • 512-490-1014 fax • www.tdi.texas.gov

CERTIFICATE OF MOLD DAMAGE REMEDIATION

Certificate Number '020218 Date of Issuance February 2, 2018

Name Mr. and Mrs. Christopher Elliott

Mailing Address 12403 Gentlebrook Dr.

City Pearland State Texas Zip 77584

Property Description:

Number 12403 Street Gentlebrook Dr. Lot Block

Addition or Tract City Pearland County Brazoria

SIGN APPROPRIATE CERTIFICATION

Mold Assessment Consultant License Holder Certification

- I hereby certify that based on visual, procedural and analytical evaluation, the mold contamination identified for this project has been remediated as outlined in the mold management plan or remediation protocol.
- I further certify with reasonable certainty that the underlying cause or causes of the mold that were identified for this project in the mold management plan or remediation protocol have been remediated. A copy of the written evaluation that forms the basis for my certification has been provided to the person named in this certificate.

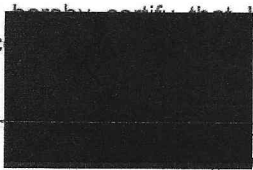
Mold Assessment Consultant
License Holder Signature

Department of State Health Services
License No. and Expiration Date

Date

Mold Remediation Contractor License Holder Certification

- I hereby certify that I completed mold remediation on this project and will provide the mold remediation certificate to the property owner no later than the 10th day after the date of completion.



MRC 1310 5/29/2019

02/03/2018

Contractor
Signature

Department of State Health Services
License No. and Expiration Date

Date of Completion

OR

Mold Assessment Consultant or Adjustor License Holder Certification

- I hereby certify that I have inspected the property described in this certificate and that based on my inspection I have determined that the property does not contain evidence of mold damage. A copy of the written evaluation that forms the basis for my certification has been provided to the person named in this certificate.

Mold Assessment Consultant/Adjustor
License Holder Signature

MAC #0114 exp 11/25/2018

February 3, 2018

Department of State Health Services
License No. and Expiration Date

Date

