



Mold Assessment Inspection Report

Prepared For: Marc Younger,

Concerning: 2206 Pine Bend Dr, Humble, TX 77339

By: David Jones on Wednesday, August 14, 2019

In complying with your request, the HomeTeam Inspection Service has completed an Assessment at the above referenced property. Our report is enclosed.

The HomeTeam Inspection Service appreciates the opportunity to provide professional services to you.

If you have any questions, please contact The HomeTeam Inspection Service at 281-713-9901.

Respectfully submitted,

David Jones

A handwritten signature in black ink, appearing to read "D. Jones".

Mold Assessment Technician

Licensed by the Texas Department of Licensing and Regulation, Lic. # MAT 1205 (exp. 10-12-19)

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1.0 Introduction

The HomeTeam Inspection Service was hired by Marc Younger to conduct an Assessment of the structure located at 2206 Pine Bend Dr, Humble, TX.

1.1 Purpose

The purpose of the HomeTeam assessment was to determine the presence, extent and levels of microbial growth along with any unusual conditions in the structure that might be contributing factors.

1.2 Investigative Work

HomeTeam visited the site on Wednesday, August 14, 2019. Our assessment consisted of a visual inspection, measurements of the inside and outside temperature, measurements of the inside and outside humidity, a moisture survey and a collection of spore trap samples.

1.3 Report Basis

The conclusions contained in this report are based on information obtained during Home Teams assessment of the property. The following sources of information were used:

- We conducted a visual inspection of the interior and exterior of the structure.
- We conducted measurements of temperature and humidity on the interior and exterior of the structure.
- We collected spore trap samples during the assessment. The samples were sent to EHS Laboratories for analysis. Those laboratory results were reviewed for this report.

2.0 Investigative Work

2.1 Property Description

Through this report the terms "right" and "left" are used to describe the structure as viewed facing it from the street. The wood frame structure had brick veneer & stucco on the exterior and sheetrock on the interior. There were asphalt-fiberglass shingles on the roof.

2.2 Interview

We were informed by the client that the home had flooded during the last major storm, had been partially gutted and rebuilt. We were asked to do a Mold Assessment of the home.

2.3 Observations

All conditions are reported as they existed at the time of the inspection. A visual inspection and assessment of the structure was conducted to locate the presence of microbial growth and unusual moisture conditions. Moisture measurements were obtained through the use of an Extech moisture meter. The moisture levels were determined by placing the moisture meter up against various surfaces. A meter reading of less than 17 % is considered normal or “dry”, readings of between 17 % and 20 % are considered elevated and readings of 20 % are considered high or “wet”.

- **(Temperature readings)** The temperature on the exterior of the structure was measured to be 86 °F at the time of the assessment. The temperature on the interior of the structure was measured to be 75 °F at the time of the assessment.
- **(Relative humidity)** The relative humidity on the exterior of the structure was measured to be 78 % at the time of the assessment. The relative humidity on the interior of the structure was measured to be 60 % at the time of the assessment.
- **(Moisture levels)** The moisture levels detected in the structure were found to be normal (10 - 12 %).
- **(Microbial growth)** No visible microbial growth was found in the home.
- **(Other observations)** The home was still in the middle of renovations at the time of inspection.

2.4 Swab Sampling

Swab Samplings were not taken during this inspection (no visible mold).

The purpose of swab sampling is to provide an identification of microbial / fungal spore growth concentrations on the interior surfaces.

2.5 Spore Trap Air Sampling

Spore Trap Air Samplings were taken during this inspection.

The purpose of spore trap air sampling is to provide an approximate measurement of the air born microbial / fungal spore concentrations on the interior and the exterior of the structure.

Comparisons are made between the interior and exterior spore levels to form an opinion by the assessor of whether an unusual condition exists in the structure regarding microbial growth.

The results of the following air samples showed normal levels of mold spores on the interior at the time of the tests. The total spore count in the interior kitchen area (80), living room area (80), master bedroom area (93), upstairs area on the left side (53) and the upstairs living room area (150) were lower than the total spore count on the exterior (480) at the time the samples were taken.

Other results of the following air sample showed the overall total spore count was higher in the interior area of the middle upstairs (640) than on the exterior (480), in the opinion of this assessor the individual spore counts did not meet the bottom threshold to be considered a “**red flag**”.

Conclusions and opinions are based upon the review of field data and/or laboratory results collected on Wednesday, August 14, 2019 at the above referenced property.

The tests performed represent a picture in time and conditions in the property may change in the future.

3.0 Conclusions

1. After conducting an inspection for microbial growth, none was found.
2. Air samples were also taken. The laboratory testing results of those air samples showed normal levels of mold spores on the interior at the time of the tests. The total spore count in the interior kitchen area (80), living room area (80), master bedroom area (93), upstairs area on the left side (53) and the upstairs living room area (150) were lower than the total spore count on the exterior (480) at the time the samples were taken.

Other results of the following air sample showed the overall total spore count was higher in the interior area of the middle upstairs (640) than on the exterior (480), in the opinion of this assessor the individual spore counts did not meet the bottom threshold to be considered a “**red flag**”.

4.0 Limitations

This assessment was conducted following standard practices and guidelines as outlined in the rules of the Texas Department of Licensing and Regulation. The HomeTeam Inspection Service was hired to provide a mold assessment only. A Protocol was **excluded** per agreement of the client and therefore was not included on this project and report. The submittal of this assessment report constitutes the conclusion of services provided by The HomeTeam Inspection Service to the client. The HomeTeam Inspection Service reserves the right to provide additional services for an additional fee at a future date if requested.

Regardless of how thorough an inspection / assessment may be conducted, it is always possible that additional areas containing microbial growth, moisture damage, elevated moisture content or other adverse conditions may be present, though not readily visible or accessible at the time of the inspection.

The findings represent conditions that were visible and in areas that were accessible at the time of the inspection. It is important to understand that building conditions such as indoor air quality, microbial growth and moisture intrusion can and do change on a daily basis and particularly after a catastrophic event, such as but not limited to, a storm or high winds. If additional information or evidence becomes available which may affect The HomeTeam Inspection Service's findings, we request the opportunity to evaluate the information and modify our findings as appropriate.

It is the opinion of The HomeTeam Inspection Service that we have met what is recognized as the accepted standards normally exercised by others in conducting a mold assessment of a structure. No warranty, expressed or implied, is made regarding the information contained in this report.

All conditions are reported as they existed at the time of the inspection. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. This is not a code inspection report. This report does not address the insurability of the property. Insurance items such as wind storm coverage are not within the scope of the inspection. Identifying items included in manufacturer recalls are not within the scope of the inspection. Acceptance and/or use of this report implies acceptance of the Mold Inspection Agreement and the terms stated therein. Defective items listed in this report should be repaired prior to closing if the building is involved in a Real Estate sale. The client named at the beginning of this report has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

Appendix A: Site Photos

Photo 1



Exterior sample area (control)

Photo 2



Interior sample area (kitchen)

Photo 3



Interior sample area (living room)

Photo 4



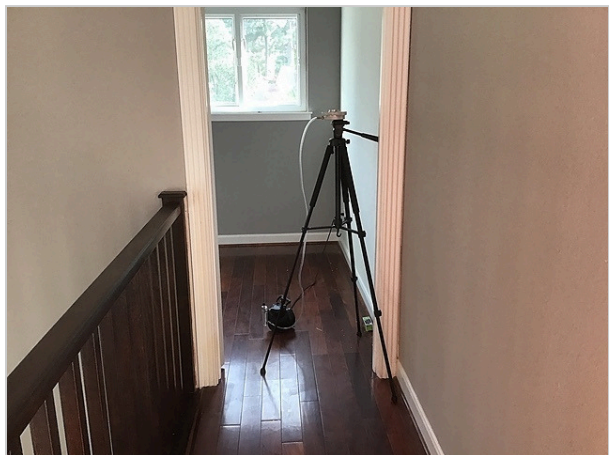
Interior sample area (master bedroom)

Photo 5



Interior sample area (left upstairs)

Photo 6



Interior sample area (middle upstairs area)

Photo 7



Interior sample area (upstairs living room)



Non-Viable Spore Trap Analysis Report

Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237

Report Number: 19-08-02568

Telephone: 800.347.4010

Received Date: 08/16/2019

Analyzed Date: 08/20/2019

Reported Date: 08/20/2019

Client: HT of Humble
19015 Match Play Dr.
Humble, TX 77346

Project/Test Address: 2206 Pine Bend Dr.; Kingwood, TX

Client Number:

Fax Number:

201516

Laboratory Results

Lab # :	19-08-02568-001	19-08-02568-002	19-08-02568-003	19-08-02568-004	19-08-02568-005					
Client Sample ID :	1	2	3	4	5					
Date Collected :	8/14/2019	8/14/2019	8/14/2019	8/14/2019	8/14/2019					
Collection Location :	CONTROL	KITCHEN AREA	LIVING ROOM	MASTER BEDROOM	UPSTAIRS LEFT					
Sampling Media :	BioSIS	BioSIS	BioSIS	BioSIS	BioSIS					
Analytical Sensitivity (spores/m3) :	13.3	13.3	13.3	13.3	13.3					
Volume (L) :	75	75	75	75	75					
Spore ID	Raw Count	Results (Spores/m3)	Raw Count	Results (Spores/m3)	Raw Count	Results (Spores/m3)	Raw Count	Results (Spores/m3)	Raw Count	Results (Spores/m3)
Cladosporium spores	30	400	1	13	1	13	3	40		
Penicillium/Aspergillus group spores	1	13					1	13	1	13
Aureobasidium spores					1	13				
Curvularia spores	2	27	4	53	1	13			1	13
Stachybotrys spores							1	13		
Ulocladium spores							1	13		
Chaetomium spores							1	13		
Pestalotia spores									1	13
smuts, Periconia, myxomycetes	3	40	1	13	3	40			1	13
TOTAL SPORES(Spores/m3)	480		80		80		93		53	
Analyst:	Felicia Butler		Felicia Butler		Felicia Butler		Felicia Butler		Felicia Butler	



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Laboratory Results

Lab # :	19-08-02568-001	19-08-02568-006	19-08-02568-007							
Client Sample ID :	1	6	7							
Date Collected :	8/14/2019	8/14/2019	8/14/2019							
Collection Location :	CONTROL	UPSTAIRS MIDDLE	UPSTAIRS LIVING							
Sampling Media :	BioSIS	BioSIS	BioSIS							
Analytical Sensitivity (spores/m3) :	13.3	13.3	13.3							
Volume (L) :	75	75	75							
Spore ID	Raw Count	Results (Spores/m3)	Raw Count	Results (Spores/m3)	Raw Count	Results (Spores/m3)	Raw Count	Results (Spores/m3)	Raw Count	Results (Spores/m3)
Cladosporium spores	30	400	4	53	3	40				
Penicillium/Aspergillus group spores	1	13	37	490						
Aureobasidium spores					3	40				
Pyricularia spores			1	13						
Curvularia spores	2	27	2	27	3	40				
Pestalotia spores			1	13						
smuts, Periconia, myxomycetes	3	40	3	40	2	27				

TOTAL SPORES(Spores/m3)

480

640

150

Analyst:

Felicia Butler

Felicia Butler

Felicia Butler

Method: Non-Culturable Spore Trap Examination

Reviewed By Authorized Signatory:

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, volume, etc., was provided by the client. The Client is hereby notified that due to the subjective nature of fungal analysis and the growth process of fungal infestation, laboratory samples can and do change over time relative to the originally sampled material. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, L.L.C.



Air Report Summary

Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Project/Test Address: 2206 Pine Bend Dr.; Kingwood, TX
Client Number: 201516
Report Number: 19-08-02568

This summary is based on the results obtained by Environmental Hazards Services for the samples taken at the above Project/Test Address. For details such as mold type and spore counts, please see the Report Number listed above. Environmental Hazards Services is a laboratory only, and this summary in no way constitutes a remediation plan. The test(s) performed is/are designed to give a "picture-in-time"; results and conditions in the property may change in the future. If the testing was performed as a result of the property currently experiencing a water infiltration or moisture problem, the source of the problem should be corrected immediately. The Environmental Protection Agency recommends that any indoor mold growth be addressed and all water or moisture sources be eliminated.

Sample Number	Location	Sample Type	Unusual Mold Condition(s) Exist
19-08-02568-002	KITCHEN AREA	Mold Air	No
19-08-02568-003	LIVING ROOM	Mold Air	No
19-08-02568-004	MASTER BEDROOM	Mold Air	No
19-08-02568-005	UPSTAIRS LEFT	Mold Air	No
19-08-02568-006	UPSTAIRS MIDDLE	Mold Air	No
19-08-02568-007	UPSTAIRS LIVING	Mold Air	No

Unusual Mold Condition(s) Explanation

No The samples in the table above do not indicate the presence of elevated indoor mold spores or colonies for these specific locations only.

The recommendations found in this summary are based on accepted industry standards develop by the American Conference of Governmental Industrial Hygienists (ACGIH), the EPA, and the New York City Department of Health.¹

For further information, please visit our website at www.leadlab.com

¹Reference material includes the ACGIH publication : "Bioaerosols: Assessment and Control", the EPA publication: " Mold Remediation in Schools and Commercial Buildings", and the New York Department of Health publication: "Guidelines on Assessment and Remediation of Fungi in Indoor Environments"

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Mold Spore Descriptions

Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237

Telephone: 800.347.4010

Project/Test Address: 2206 Pine Bend Dr.; Kingwood, TX
Client Number: 201516
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Section 2: The following fungal descriptions are pertinent to the indoor samples collected. General characterization of mold is made with respect to their most common impact to human health. Many genera of molds have species with varying characteristics.

Spore Name	Description
Cladosporium spores	Reported to be allergenic. Most commonly identified spore in outdoor samples. Highly seasonal. Indoor species may differ from outdoor species. Typically found inside supply ducts.
Penicillium/Aspergillus group spores	Reported to be allergenic. Many species have been documented to produce mycotoxins, which may be associated with pulmonary disease in humans and other animals. Research studies have implicated several of these toxins as carcinogens in laboratory animals following inhalation. A wide number of organisms have been grouped into these two genera. Extremely difficult to identify down to species level. Typically identified in soil, cellulose, food, paint, compost piles, carpeting, wallpaper and in the fiberglass insulation used in interior ductwork.
Aureobasidium spores	Reported to be allergenic. Commonly found in high moisture areas such as bathrooms and kitchens. Rarely associated with skin disorders.
Pyricularia spores	No information regarding the health effects of this genus is available at this time. All mold should be treated as potential allergens.
Curvularia spores	Reported to be allergenic. No additional health data for this genus is available at this time.
Stachybotrys spores	Toxicogenic. Also recognized as an allergen. Typically a fungus of dark green/black coloration, it grows readily on building materials with a high cellulose content but low in nitrogen, and is rarely observed in outdoor samples. Certain strains of Stachybotrys may produce the mycotoxin, trichothecene under appropriate conditions which has been documented to cause problems associated with the circulatory, alimentary, skin and nervous systems. Absorption of trichothecene into the tissues of the human lung may cause a condition known as pneumomycosis. Although there have been conflicting studies concerning the toxicity of this fungi, it still appears that extreme caution should be practiced when dealing with this mold.
Ulocladium spores	Reported to be allergenic. Widespread. Requires wet conditions for growth. Cross-reacts with Alternaria increasing the allergenic effects on Alternaria sensitive individuals.
Chaetomium spores	Reported to be allergenic. Some species may be associated with disease in humans. Commonly found on the paper used as facing on sheetrock.
Pestalotia spores	No information regarding the health effects of this genus is available at this time. All mold should be treated as potential allergens.
smuts, Periconia, myxomycetes	Reported to be allergenic. This class of fungal spores is most often related to agriculture and plant disease and is rarely found indoors.

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