



Mold Inspection & Testing | MI&T  
Nationwide Unbiased Mold Testing  
Website: <http://mitmold.com>  
[855-600-6653](tel:855-600-6653) | [Office@mitmold.com](mailto:Office@mitmold.com)

Client Name: Leticia Hess  
Inspector: Houston - Adam Ehlen  
Location Address: 37030 Cougar Dr , Simonton, Texas, 77476  
Inspection Date: 03/12/2018  
Time of Inspection: 12:00 PM



Outside Temperature: 59  
Outside Humidity: 46  
Outside Conditions: clear

Indoor Temperature: 70  
Indoor Humidity: 34

***Basic Mold Inspection Details:***

A basic mold inspection by an MI&T inspector includes a full visual assessment of a property's readily accessible areas with use of specific tools of our trade in order to identify any possible "red flags" that could be causing a mold growth problem. It also includes the collection of 2 air samples. The first must be taken from outside and serves as a "control," every home or business has "normal" levels of mold and this will determine what is acceptable for a property in your area. It also shows that all the equipment/supplies used were working properly and makes our results legally binding. The other air sample is taken from the area inside the home or business that the inspector and client agree is the area of greatest concern. These 2 air samples will determine whether or not elevated conditions exist at the property in question.

***Advanced Mold Testing:***

For those that wish to confirm the source of a mold problem and receive specific instructions for remediation, additional mold testing is necessary. We offer surface samples via tape lift/swabs and in-wall cavity air samples to accomplish this task. When an inspector finds something specific that they believe is compromising the indoor air quality of a property, he will suggest one of the above samples mentioned. If the problem shown by the general air sample is the same seen at the localized testing location, we can not only confirm that is the source of a problem, but also offer exactly what you need to do in order to fix it. If the problem area is large enough, multiple samples may be suggested to establish precisely what has been contaminated. Additional general air samples are also beneficial to determine how far an air quality problem has spread.



*Clearance Letter*



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03/19/2018  
37030 Cougar Dr , Simonton, Texas, 77476

To whom it may concern,

On 03/12/2018, a mold inspection was conducted at 37030 Cougar Dr , Simonton, Texas, 77476 to determine if elevated mold conditions exist within the property listed. A full visual inspection was performed, and samples were collected from the following areas:

- 225-8881 - living room
- 225-8873 - kitchen and dining room
- 225-8871 - Master suite
- 225-8872 - outside control

Laboratory analysis of the samples taken show that elevated mold conditions do not exist at the property in question. The collected Indoor air quality sample(s), when compared to the control, are within normal range. Based on the visual inspection and laboratory results, our professional opinion is that Professional Mold Remediation is NOT required.

If you have any questions or concerns, please contact us.

Sincerely,

Houston - Adam Ehlen  
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# Basic Mold Inspection Report



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# of air samples taken: 4

# of surface samples taken: 0

Recommended Samples NOT Submitted: No

Areas of Concern:

## General Observations

Observation	Yes	No
Musty Smell or Odor		✓
Water Damage		✓
Excess Humidity		✓
Excess Moisture		✓
Visual Growth		✓
Roof Leak		✓
HVAC Problem		✓
Plumbing Issue		✓
Health Complications		✓
Localized Problem		✓
Widespread Problem		✓
Control Sample Taken	✓	

**Additional Notes:** How's it previously been flooded doing sampling to test her ensure clearance levels



## Mold Sample Details



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**Sample ID:** 225-8881

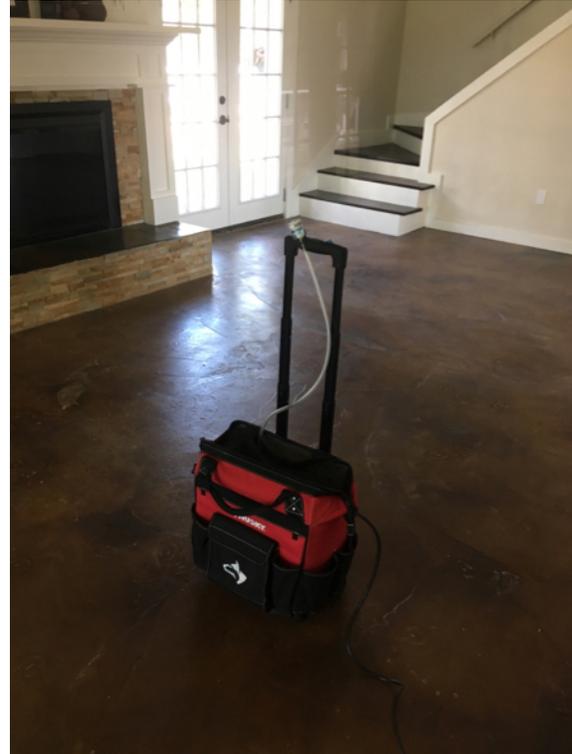
**Type of Sample:** Air Sample

**Area Tested:** living room

**Picture of Sample Medium:**



**Picture of Sample Collection:**



<i>Sample Details</i>	<i>YES</i>	<i>NO</i>
<b>Air Sample</b>	✓	
<b>Surface Sample</b>		✓
<b>Control Sample</b>		✓
<b>General Air Sample</b>		✓
<b>In-Wall Cavity Sample</b>		✓
<b>Swab</b>		✓
<b>Tape Lift</b>		✓

## Mold Sample Details



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**Sample ID:** 225-8873

**Type of Sample:** Air Sample

**Area Tested:** kitchen and dining room

**Picture of Sample Medium:**



**Picture of Sample Collection:**



<b>Sample Details</b>	<b>YES</b>	<b>NO</b>
<b>Air Sample</b>	✓	
<b>Surface Sample</b>		✓
<b>Control Sample</b>		✓
<b>General Air Sample</b>		✓
<b>In-Wall Cavity Sample</b>		✓
<b>Swab</b>		✓
<b>Tape Lift</b>		✓

**Mold Sample Details**



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**Sample ID:** 225-8871

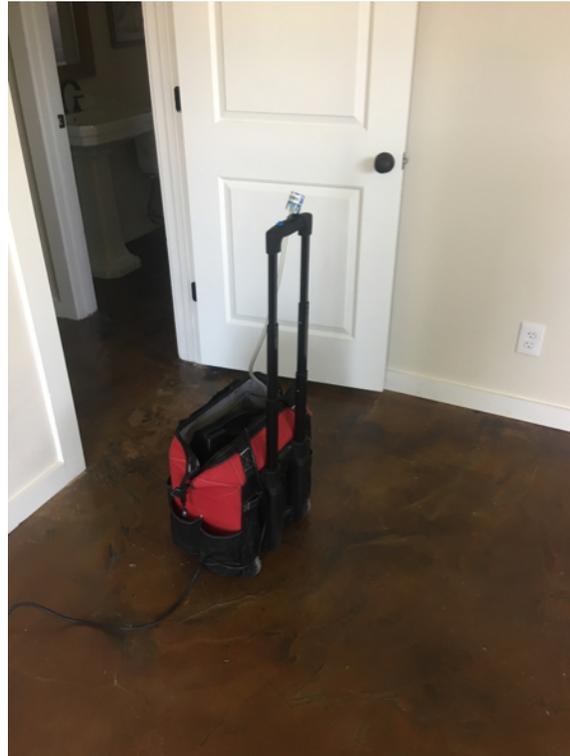
**Type of Sample:** Air Sample

**Area Tested:** Master suite

**Picture of Sample Medium:**



**Picture of Sample Collection:**



<i>Sample Details</i>	<i>YES</i>	<i>NO</i>
<b>Air Sample</b>	✓	
<b>Surface Sample</b>		✓
<b>Control Sample</b>		✓
<b>General Air Sample</b>		✓
<b>In-Wall Cavity Sample</b>		✓
<b>Swab</b>		✓
<b>Tape Lift</b>		✓

**Mold Sample Details**



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**Sample ID:** 225-8872

**Type of Sample:** Air Sample

**Area Tested:** outside control

**Picture of Sample Medium:**



**Picture of Sample Collection:**



<b>Sample Details</b>	<b>YES</b>	<b>NO</b>
<b>Air Sample</b>	✓	
<b>Surface Sample</b>		✓
<b>Control Sample</b>		✓
<b>General Air Sample</b>		✓
<b>In-Wall Cavity Sample</b>		✓
<b>Swab</b>		✓
<b>Tape Lift</b>		✓



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This property meets or exceeds the standards and recommendations for being within tolerable mold levels.

Attached are the lab results from independent AIHA accredited microbiology laboratory. If you have any questions about this report, the lab results, or anything else, please feel free to give us a call at the number listed below.

Houston - Adam Ehlen  
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*Additional Mold Inspection Pictures*



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Inside temperature and relative humidity



Kitchen



Dinning room and office



Living room



Master bedroom



Master bath



Master closet