

- **Real Estate Inspections**
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- **Mold Inspections**
- **Sewer Line Inspections**



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INSPECTION GROUP

FIG Services LLC d/b/a FOX INSPECTION GROUP
Property Inspection Report #190703jgAQMOLD-27906 Skyhaven Lane
8616 Daffodil Houston, TX 77063
(Office)713.723-3330 (Email) office@foxinspectiongroup.com

**Mold Assessment Company ACO1129,
Mold Assessment Consultant MAC1452
Mold Assessment Technicians MAT#'s 1197, 1198, 1200, 1202, 1203, 1224,
1256**

Air Quality / Mold Inspection





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AIR QUALITY / MOLD INSPECTION REPORT

Prepared For: Ricardo Vielma
(Name of Client)

Concerning: 27906 Skyhaven Lane, Fulshear, TX 77441
(Address of Inspected Property)

By: John Gray MAT: 1224 Expires 01-21-2020 07/03/2019
(Name and License Number of Inspector) (Date)

How to read and interpret this report:

All commented items should be reviewed by the client and any questions directed to the inspector for clarification if needed
PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.

Highest Priority Items are printed in bold print and/or are in boxes

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards.

Comments in italics are generally FYI (for your information) and don't require any action.

For reference: The front of the unit faces south

Description: 2 story, wood framed single family residence ; stucco exterior; composition roof; attached garage,

Weather Conditions: Cloudy,

Approximate Outside Temperature: 80's

Note: When reviewing the report, the reader should consider photos and citations of specific issues to be representative examples of what was observed rather than a detailed catalog of all instances of that item on the property.

This report is a representative summary of the condition of the property at the time of inspection. The information gathered herein will be used to assess the presence of any conducive conditions for possible mold growth. This report **does not** contain a conclusion to the presence, type, spore count, or level of mold in or at the property. All samples gathered (air, swab, tape, or bulk) in the course of this Air Quality/CMDR inspection are independently examined at a certified laboratory. The results/conclusions reached from the third party laboratory should be used in conjunction with this report to offer a concise evaluation of the actual condition of the property pertaining to the presence of mold.



Observations:

Plants were observed on the study, formal dining room and living room.



Visible mold / mildew was observed in the attic on the e-coil / plenum. It is not unusual to see mold / mildew on these units. Recommend cleaning as needed.



Moisture Readings:

According to "Cleaning Flooded Buildings" (Federal Emergency Management Agency/FEMA 2013) moisture content of up to 15% is considered "dry", 15% -20% is considered "partially dry", and 20% or higher is considered "actively wet". A summary of moisture/humidity reading taken at time of inspection are listed below.



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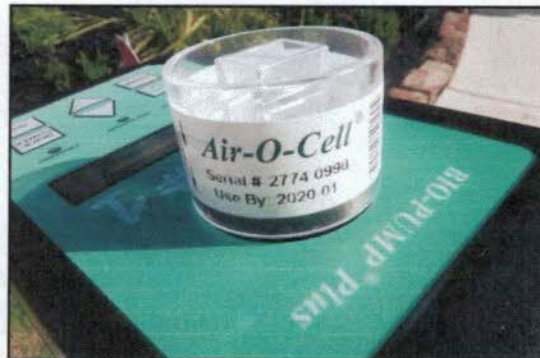
Temperature and humidity are within normal levels at the time of inspection.



Samples:

The following is documentation of the air samples taken during the air quality inspection. All samples were done using Air-O-Cell cassettes at a rate of 15 liters per minute and a sampling time of 10 minutes per sample.

Outside (Base Line):



Master Bedroom / Bath:





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Kitchen / Family / Living:



Upstairs Hallway:



Samples taken at the property have been sent FedEx next day to an AIHAA accredited laboratory / Pro-Lab 1675 North Commerce Pkwy., Weston, Florida 33326 for processing. A certificate of mold analysis of the samples taken will be forthcoming within the next few days from Pro-Lab.

Respectfully submitted,

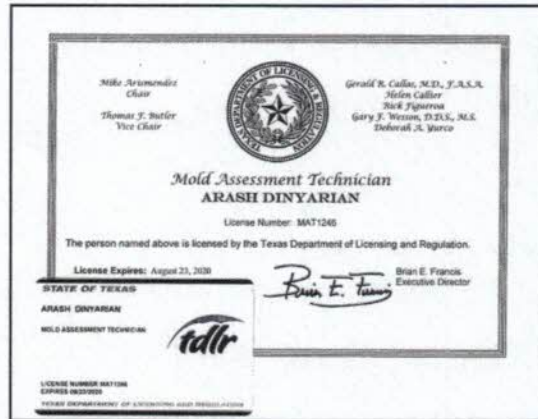
Gordon G Fox
MAC#14542

John Gray
MAT: 1224 Expires 01-21-2020





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CONSUMER MOLD INFORMATION SHEET



State rules require licensed mold assessors and remediators to give a copy of this Consumer Mold Information Sheet to each client and to the property owner, if not the same person, before starting any mold-related activity [16 TAC 78.70].

How does Texas regulate businesses that do testing for mold or that do mold cleanup?

The Department of Licensing and Regulation (TDLR) regulates such businesses in accordance with the [Texas Occupations Code, Chapter 1958](#). Under the **Texas Mold Assessment and Remediation Rules (rules) (16 Tex. Admin. Code, Chapter 78)**, all companies and individuals who perform mold-related activities in Texas must be licensed by TDLR unless exempt. (See Page 2 regarding owner exemptions.) Individuals must meet certain qualifications, have required training, and pass a state exam and criminal history background check in order to be issued a license. Applicants for a mold remediation worker registration must have training and pass a criminal history background in order to be registered by TDLR. Laboratories that analyze mold samples must also be licensed and meet certain qualifications. The rules set minimum work practices and procedures and also require licensees to follow a code of ethics. To prevent conflicts of interest, the rules also prohibit a licensee from conducting both mold assessment and mold remediation on the same project. While the rules regulate the activities of mold licensees when they are doing mold-related activities, the rules do not require any property owner or occupant to clean up mold or to have it cleaned up.

How can I know if someone is licensed?

A licensed individual is required to carry a current TDLR license certificate with the license number on it. A search tool and listings of currently licensed companies and individuals can be found at: <https://www.tdlr.texas.gov/LicenseSearch/>.

What is “mold assessment?”

Mold assessment is an inspection of a building by a **mold assessment consultant** or **technician** to evaluate whether mold growth is present and to what extent. Samples may be taken to determine the amount and types of mold that are present; however, sampling is not necessary in many cases. When

mold cleanup is necessary a licensed mold assessment consultant can provide you with a **mold remediation protocol**. A protocol must specify the estimated quantities and locations of materials to be remediated, methods to be used and clearance criteria that must be met.

What is meant by “clearance criteria?”

Clearance criteria refer to the level of “cleanliness” that must be achieved by the persons conducting the mold cleanup. It is important to understand and agree with the mold assessment consultant prior to starting the project as to what an acceptable clearance level will be, including what will be acceptable results for any air sampling or surface sampling for mold. There are no national or state standards for a “safe” level of mold. Mold spores are a natural part of the environment and are always present at some level in the air and on surfaces all around us.

What is “mold remediation?”

Mold remediation is the cleanup and removal of mold growth from surfaces and/or contents in a building. It also refers to actions taken to prevent mold from growing back. Licensed **mold remediation contractors** must follow a mold remediation protocol as described above and their own **mold remediation work plan** that provides specific instructions and/or standard operating procedures for how the project will be done.

Before a remediation project can be deemed successful, a mold assessment consultant must conduct a **post-remediation assessment**. This is an inspection to ensure that the work area is free from all visible mold and wood rot, the project was completed in compliance with the remediation protocol and remediation work plan, and that it meets all clearance criteria that were specified in the protocol. The assessment consultant must give you a **passed clearance report** documenting the results of this inspection. If the project fails clearance,

be necessary.

What is a Certificate of Mold Damage Remediation?

No later than the 10th day after a mold remediation project stop date, the remediation contractor must sign and give you a **Certificate of Mold Damage Remediation**. The licensed mold assessment consultant who conducted the post-remediation assessment must also sign the certificate. The consultant must truthfully state on the certificate that the mold contamination identified for the project has been remediated and whether the underlying cause of the mold has been corrected. (That work may involve other types of professional services that are not regulated by the mold rules, such as plumbing or carpentry.) Receiving a certificate documenting that the underlying cause of the mold was remediated is an advantage for a homeowner. It prevents an insurer from making an underwriting decision on the residential property based on previous mold damage or previous claims for mold damage. If you sell your property, the law requires that you provide the buyer a copy of all certificates you have received for that property within the preceding five years.

How is a property owner protected if a mold assessor or remediator does a poor job or damages the property?

The rules require licensees to have commercial general liability insurance in the amount of at least \$1 million, or to be self-insured, to cover any damage to your property. Before hiring anyone, you should ask for proof of such insurance coverage. You may wish to inquire if the company carries additional insurance, such as professional liability/errors and omissions (for consultants) or pollution insurance (for contractors), that would provide additional recourse to you should the company fail to perform properly.

personal information about myself with a company?

Under the code of ethics in the rules, to the extent required by law, licensees must keep confidential any personal information about a client (including medical conditions) obtained during the course of a mold-related activity. Further, you may be able to negotiate a contract to include language that other personal information be kept confidential unless disclosure "is required by law." However, licensees are required to identify dates and addresses of projects and other details that can become public information.

How do I file a complaint about a company?

Anyone who believes a company or individual has violated the rules can file a complaint with TDLR. For information on this process, call 1-800-803-9202, or complete the online complaint form at <https://www.tdlr.texas.gov/complaints/>.

Can property owners do mold assessment or remediation on their own property without being licensed?

Yes. A homeowner can take samples for mold or clean it up in the home without a license. An owner, or a managing agent or employee of an owner of a residential property is not required to be licensed, **unless** the property has 10 or more residential dwelling units. For non-residential properties, an owner or tenant, or a managing agent or employee of an owner or tenant, is not required to be licensed to do mold assessment or remediation on property owned or leased by the owner or tenant, **unless** the mold contamination affects a total surface area of 25 contiguous square feet or more. Please refer to 16 TAC §78.30 for further details on exceptions and exemptions to licensing requirements.

For more information about mold and the Texas Mold Assessment and Remediation Rules, contact:

Texas Department of Licensing and Regulation

Mold Assessors and Remediators

PO Box 12057, Austin, TX 78711

Phone: 512-463-6599 or 800-803-9202

www.tdlr.texas.gov
