

AFFORDABLE MOLD TESTING

OFFICE, MOBILE: (832)455-6614
affordablemoldtesting@yahoo.com

SUMMARY OF LAB RESULTS

TO: CORY TURNER

FROM: RICHARD McCRORY
STATE CERTIFIED MOLD
ASSESSMENT CONSULTANT
MAC 1019

SUBJECT: 3110 WILLOW WOOD TRAIL
KINGWOOD, TX.


DATE: SEPTEMBER 23, 2018

ON SEPTEMBER 20, 2018 A VISUAL, MOISTURE AND INDOOR AIR QUALITY INSPECTION WAS PERFORMED IN THE MASTER BATH AT THE ABOVE ADDRESS. HUMIDITY IN THE BATH WAS 49%. THIS IS WITHIN THE 30 TO 60% RANGE RECOMMENDED BY ASHRAE (AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS) TO RETARD MOLD GROWTH. MOISTURE WAS ALSO WITHIN LIMITS AT 14%<.

A CYCLEX MOLD SPORE TRAP TEST TAKEN IN THE MASTER BATH (340/M3 TO 1720/M3) SHOWED LOW LEVELS OF MOLD SPORES COMPARED TO OUTSIDE COUNTS.

THESE READINGS AND FIGURES INDICATE NO MOLD INFESTATION IN THIS AREA OF THE HOME AT THIS TIME.

CONTACT ME AT (832)455-6614 WITH ANY QUESTIONS OR CONCERNS.


MAC 1019
09-25-18

CONDITIONS AND LIMITATIONS

- ALL SAMPLING RESULTS ARE LIMITED AS THEY REPRESENT AIRBORNE CONTRATIONS AT THE TIME OF SAMPLE COLLECTION ONLY. CHANGES IN OPERATING PROCEEDURES, VENTILATION, TEMPERATURE, HUMIDITY, OCCUPANCY, EQUIPMENT USED, SOURCES, PRODUCTS USED AND OTHER CONDITIONS MAY CAUSE VARIATIONS IN ANTICIPATED AIRBORNE CONCENTRATIONS.

- AFFORDABLE MOLD TESTING HAS PERFORMED THE TASK SET FORTH IN A PROFESSIONAL MANNER CONSISTANT WITH INDUSTRY STANDARDS. AFFORDABLE MOLD TESTING, HOWEVER, CAN NOT GAURENTEE AND DOES NOT WARRANT THAT THIS LIMITED ASSESMENT HAS REVEALED ALL ADVERSE ENVIROMENTAL CONDITIONS AFFECTING THE EVALUATION SITE, NOR CAN AFFORDABLE MOLD TESTING WARRANT THAT THE ASSESMENT REQUESTED WOULD SATISFY THE DICTATES OF OR PROVIDE A LEGAL DEFENCE IN CONNECTION WITH ENVIORMENTAL LAWS OR REGULATIONS. AMT DOES NOT INVESTIGATE, NOR DOES IT WARRANT THE CONDITION OF ANY MECHANICAL SYSTEMS OR APPLIANCES. THIS REPORT MUST BE READ IN IT'S ENTIRETY. IT IS THE RESPONSIBILITY OF THE EVALUATION SITE RESIDENTS TO DISCLOSE ALL KNOW ISSUES OF PRIOR WATER INTRUSION EVENTS AND/OR MICROBIAL CONTAMINATION ISSUES. THE RESULTS AND OPNIONS SET FORTH IN THIS REPORT WILL BE VALID AS OF THE DAY OF THE PROTOCOL ONLY AND AMT ASSUMES NO OBLIGATION TO ADVISE THE CLIENT OF ANY CHANGE THAT MAY LATER BE BROUGHT TO OUR ATTENTION.


MAC 1019
08-15-19

EXPOSURE GUIDELINES

- IN THE U.S., NO FEDERAL AGENCY HAS CLEAR AUTHORITY TO REGULATE EXPOSURE TO BIOLOGICAL AGENTS ASSOCIATED WITH BUILDING RELATED ILLNESS. COUNTABLE BIOAREOSOLS HAVE NO PERMISSIBLE EXPOSURE LIMITS (PELS) OR THRESHOLD LIMIT VALUES (TLVS) FOR THE FOLLOWING REASONS; THE CULTURABLE/COUNTABLE BIOAREOSOLS HAVE NO SINGLE ENTRY; THE HUMAN EXPOSURE RANGE VARIES GREATLY FROM ONE INDIVIDUAL TO ANOTHER; IT IS NOT POSSIBLE TO COLLECT AND EVALUATE ALL BIOAREOSOLS COMPONENTS USING A SINGLE SAMPLING METHOD; AND THE INFORMATION RELATING TO BIOAREOSOLS CONCENTRATIONS TO HEALTH EFFECTS IS GENERALLY INSUFFICIENT TO DESCRIBE EXPOSURE RESPONSE.

- DUE TO A WIDE VARIETY OF MICROORGANISMS FOUND ACROSS DIFFERENT REGIONS OF THE U.S. AND THE INFLUENCE OF NORMAL HUMIDITY AND TEMPERATURE CONDITIONS THE CONCENTRATIONS OF BIOAREOSOLS VARY SIGNIFICANTLY FROM AREA TO AREA. WITH THE ABSENCE OF EXPOSURE LIMITS, IT IS COMMON INDUSTRY PRACTICE, AS SUPPORTED BY THE AMERICAN CONFERENCE OF GOVERNMENTAL INDUSTRIAL HYGIENISTS (ACGIH), THE AMERICAN INDUSTRIAL HYGIENISTS AND THE ASSOCIATION AND THE ENVIRONMENTAL PROTECTION AGENCY (EPA) GUIDELINES, TO COMPARE OUTSIDE BIOAREOSOL CONCENTRATIONS AND SPECIES TO INSIDE BIOAREOSOL CONCENTRATIONS AND SPECIES. GENERALLY SPEAKING, THE INDOOR AIR FLORA SHOULD BE QUANTITATIVELY LOWER THAN BUT SIMILAR TO, THAT OF THE OUTDOOR AIR. ALL OCCUPANT HEALTH INQUIRIES SHOULD BE REFERRED TO A PHYSICIAN KNOWLEDGEABLE IN THE HEALTH EFFECTS OF ENVIRONMENTAL MOLD EXPOSURES.

Perry
MAC 1019
08-15-19

MYCOLOGY REPORT

Date: September 21, 2018

Affordable Mold Testing

Report: 4418-5826
3110 Willow Wood Trail – Turner

This document shall be considered a duly signed original report of the results obtained from the analysis(es) performed. All analyses are done within government guidelines and regulations.



Gary R. Simmons
Laboratory Manager

Lab Comments on Project: N/A



Fungal/Mold Spore Analysis Report - Air

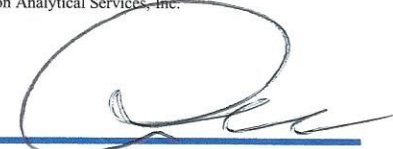
Client Sampling Method: Spore trap air induction utilizing Air-O-Cell, Allergenco-D cassettes or Cyclex coated surface glass slides
 APASI Analytical Method: Identification of pollen, fungal/mold spores, and fine particulates using bright field light microscopy utilizing refractive index oil immersion (1000 – 1500x) and phase contrast microscopy utilizing stain (600 – 1000x)

Client: Affordable Mold Testing 818 Ave. M San Leon, TX 77539 832-455-6614	Date of Report: September 21, 2018	APASI Project Reference #: 4418-5826
	Date Samples Collected: September 21, 2018	Client Project Name: 3110 Willow Wood Trail – Turner
Contact: Richard McCrory	Date Samples Received: September 21, 2018	Turn Around Time: ASAP

Sample ID: 092118-101		Non-Fungal Debris Loading: Low Particulates, Organic Fibers					
Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Outside Front Door	4	8	100		Alternaria		
				13.95%	Ascospores	24	240
				2.33%	Basidiospores	4	40
				2.33%	Cercospora	4	40
					Chaetomium		
				23.26%	Cladosporium	40	400
				4.65%	Curvularia	8	80
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
				2.33%	Nigrospora	4	40
				4.65%	Pen/Asp	8	80
				44.19%	Myxomycetes/Smuts	76	760
				2.33%	Stachybotrys		
	Unidentifiable	4	40				
Totals	40	80		100%		172	1,720

The results of this analysis are representative of conditions solely at the specific time and place in which the sample(s) was taken. This report cannot be used to represent conditions at any other location, date or time and does not imply that this space is free from these or any other contaminants. Apex Precision Analytical Services, Inc. can not interpret the data for our clients. No responsibility or liability is assumed for the manner in which the results are used or interpreted. This type of analysis should not be used exclusively to determine health risk or occupant exposure to such contaminants (if any). Fungal/Mold spores and Pollen type qualifications are based on reference and key principle standards for some known allergenic types. This analysis report relates only to samples tested. This report cannot be reproduced except in full with written permission by Apex Precision Analytical Services, Inc.

TDSHS Mycology Lab License#: LAB0129



Fungal/Mold Spore Analysis Report - Air

Client Sampling Method: Spore trap air induction utilizing Air-O-Cell, Allergenco-D cassettes or Cyclex coated surface glass slides
 APASI Analytical Method: Identification of pollen, fungal/mold spores, and fine particulates using bright field light microscopy utilizing refractive index oil immersion (1000 – 1500x) and phase contrast microscopy utilizing stain (600 – 1000x)

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Contact: Richard McCrory	Date Samples Received: September 21, 2018	Turn Around Time: ASAP

Sample ID: 092118-102		Non-Fungal Debris Loading: Medium Particulates, Skin Cells, Synthetic Fibers, Organic Fibers						
Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3	
Master Bath	12		100		Alternaria			
					5.88% Ascospores		2	20
					Basidiospores			
					Cercospora			
					Chaetomium			
					17.65% Cladosporium		6	60
					41.18% Curvularia		14	140
					Drechslera/Bipolaris			
					Epicoccum			
					Fusarium			
					Nigrospora			
					14.71% Pen/Asp		5	50
					17.65% Myxomycetes/Smuts		6	60
Stachybotrys								
2.94% Unidentifiable		1	10					
Totals	120			100%		34	340	

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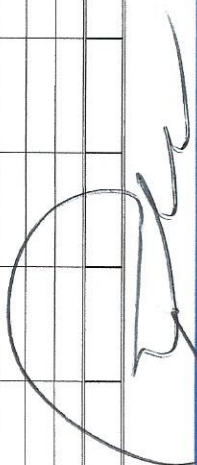


Recap of Air Trap Analysis

Customer: Affordable Mold Testing **Date of Report:** September 21, 2018 **APASI Reference #:** 4418-5826 **Client Project Name:** 3110 Willow Wood Trail – Turner

Sample Number: 092118-101 **Location:** Outside Front Door **Spores/M3:** 400

Sample Number	Location	Non-Fungal Debris Loading	Volume	Hyphal Debris	Pollen Count	Fungal ID	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3			
092118-101	Outside Front Door	Low	100	40	80		400	80												
092118-102	Master Bath	Medium	100	120	0		60	140												
Total Spores/M3							1,720	340												
<i>Alternaria</i>																				
<i>Ascospores</i>							240	20												
<i>Basidiospores</i>							40													
<i>Cercospora</i>							40													
<i>Chaetomium</i>																				
<i>Cladosporium</i>							400	60												
<i>Curvularia</i>							80	140												
<i>Drechslera/Bipolaris</i>																				
<i>Epicoccum</i>																				
<i>Fusarium</i>																				
<i>Nigrospora</i>							40													
<i>Pen/Asp</i>							80	50												
<i>Myxomycetes/Smuts</i>							760	60												
<i>Stachybotrys</i>																				
<i>Unidentifiable</i>							40	10												





CONSUMER MOLD INFORMATION SHEET*

Regulation of Mold Assessment and Remediation in Texas

How are businesses that do testing for mold or mold cleanup regulated?

Such businesses are now regulated by the Department of State Health Services (DSHS), based on legislation passed in 2003 (Texas Occupations Code, Chapter 1958). Under the Texas Mold Assessment and Remediation Rules (Rules) (25 TAC §§295.301-295.338), all companies and individuals who perform mold-related activities will have to obtain appropriate licensing from the department by January 1, 2005. Applicants must meet certain qualifications, have required training and pass a state exam in order to receive their licenses. Mold remediation workers must have training and be registered with the department. Laboratories that analyze mold samples must also be licensed and meet certain qualifications. The rules set minimum work standards that licensees must follow and require them 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.

How can I know if someone is licensed?

A licensed individual is required to carry a photo ID issued by the department with a license number on it. The names of currently licensed companies and individuals are available on the Mold Licensing Program website at: www.tdh.state.tx.us/beh/mold.

What is "mold assessment?"

Mold assessment involves an inspection of a building 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. A mold assessment consultant is responsible for developing a mold remediation protocol, that specifies the estimated quantities and locations of materials to be remediated, the proposed methods to use and clearance criteria that must be met.

What is meant by "clearance criteria?"

Clearance criteria refer to the level of "cleanliness" that is to be achieved by the persons conducting the mold clean up. It is very important that you understand and agree with the assessor prior to starting the project 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 identifying a "safe" level of mold. Mold spores are a natural part of the environment that are always present at some level in the air and on surfaces all around us. See below for more information about post-remediation assessments.

What is "mold remediation?"

Mold remediation is the clean up and removal of mold growth from surfaces and/or contents in a building. It also refers to actions taken to prevent mold from growing. Mold remediators must follow the mold remediation protocol 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 post-remediation assessment must be conducted by a mold assessment consultant. 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 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, further remediation as prescribed by a consultant will be necessary.

What is a Certificate of Mold Remediation?

No later than 10 days after a mold remediation job has passed a clearance inspection, the remediation contractor is required to give you a Certificate of

Mold Remediation. This certificate must also be signed by the licensed mold assessment consultant who conducted the post-remediation assessment. The consultant is required to state on the certificate that the mold contamination identified for the project has been remediated and whether or not the underlying cause of the mold has been corrected. (That work may involve other types of professional services that are not regulated by these rules, such as plumbers or carpenters.) Receiving a Certificate of Mold Remediation documenting that the underlying cause of the mold was remediated is an advantage for a homeowner. This certificate prevents an insurer from making an underwriting decision on the residential property based on previous mold damage or a claim for mold damage. If you later sell your property, the law requires that you provide the buyer a copy of all Certificates of Mold Remediation you have received for that property.

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

The rules require licensees to have commercial general liability insurance in the amount of \$1 million, or 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, the consumer, should the company fail to perform properly.

How is my confidentiality protected if I share personal information about myself with a company?

The code of ethics in the rules states that licensees are required to the extent required by law, to keep confidential any personal information about a client (including medical conditions) obtained during the course of a mold-related activity. If you desire more privacy, 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 the Department of State Health Services. For more information on this process and to obtain a complaint form, call (800) 293-0753, or download the complaint form at www.tdh.state.tx.us/beh/mold.

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 up mold in his own home without a license. An owner, or a managing agent or employee of an owner of a residential property owned by that person 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 25 TAC 295.303 for further details on exceptions and exemptions to licensing requirements.

Where can I get more information?

For more information about mold and the Texas Mold Assessment and Remediation Rules, please visit the Mold Licensing Program website at www.tdh.state.tx.us/beh/mold, or contact program staff at 512-834-4509 or 800-293-0753.

*State law [25 TAC 295.306(c)] requires a licensee, except for a mold analysis laboratory, who is overseeing mold-related activities, to give each client a copy of this Consumer Mold Information Sheet before starting any mold-related activity.