



## Mold Investigation Report

Location:

4409 Holt

Bellaire TX 77401

Prepared By:

Platinum Environmental Solutions LLC

8403 Braesview Lane

Houston, TX 77071

A handwritten signature in blue ink, appearing to read 'C. Felan', is positioned above the printed name and title.

Christopher Felan M. S.

Mold Assessment Consultant

License # M.A.C. 1278

Expiration Date: 11-25-2017

September 25, 2017

## Limited Mold Assessment Report

Client Name: Eric Chiou

Inspection Date: September 23, 2017

Inspection Address: 4409 Holt, Bellaire TX 77401

Inspector Name: Christopher Felan M.S.

### Introduction

Platinum Environmental Solutions, LLC (PES) has completed a limited mold assessment (LMA) at the above-listed location (Site) on the above-listed date (Inspection Date) for Eric Chiou (Client). The inspection was performed by Mr. Christopher Felan; a State of Texas licensed Mold Assessment Consultant (License #M.A.C. 1278). The LMA was conducted in an effort to identify the presence or potential presence of moisture intrusion (indicated by staining or visible moisture) at the site, based on industry-standard criteria and methodologies. The LMA included a visual reconnaissance of readily accessible areas at the Site, and suspect mold growth sampling and analysis for non-viable mold spores at suspect locations using (Air cassettes, swabs, tape, or any combination thereof). The inspection area was limited to the kitchen and the formal living room.

### Field Investigation Approach

PES uses the industry standard approach of comparative analysis when evaluating suspected mold impacts. Assessment criteria have been set by the American Conference of Governmental Industrial Hygienists (ACGIH) for fungal spores, and are related to the "indoor/outdoor" comparative relationship where the indoor (test) air quality key indicators should equal to or less than that of outdoor (control) air quality key indicators (*ACGIH BioAerosols, Assessment and Controls publication, 1999*). The key indicators of potential mold intrusion and general indoor air quality are Relative Humidity (RH), Temperature, and observed staining/moisture. PES obtained these measurements for the Site with portable measurement devices, using an Extech Humidity / Temperature Pen 445580.

Although not regulated, RH and temperature are directly related to comfort in the occupied space, but are subjective to individual sensitivities and preferences. In addition, all three indicators can also impact the effectiveness of electronics and other kitchen equipment. Guidelines have been published by the American Society of Heating, Refrigerating & Air Conditioning Engineers (ASHRAE) describing the thermal and RH environmental conditions that at least 80% of the persons who occupy that environment will find acceptable or "comfortable", as indicated below:

Acceptable Ranges of Temperature and Humidity		
Relative Humidity	Winter Temperatures	Summer Temperatures
30%	68.5 to 76°F	74 to 80°F
40%	68.5 to 75.5°F	73 to 79.5°F
50%	68.5 to 74.5°F	73 to 79°F
60%	68 to 74°F	72.5 to 78°F

## Field Investigation Observations and Readings

### *Outdoor Weather Conditions*

Outdoor Temperature: 89°

Outdoor Humidity: 52%

Inside Temperature: 78°

Inside Humidity: 49%

### *Indoor Observations*

Musty smell or odor present: No

Visible water damage: No

Ceiling damage observed: No

HVAC Issues reported: NA

Occupant Illness reported: NA

Visible Staining Present: No

Possible mold observed: No

Windows leaking: NA

Plumbing issues: NA

Occupant illness widespread: NA

### *Areas of Concern.*

Kitchen Observations: No abnormal smell. No signs of mold. Sheetrock removed.

Formal Living Room Observations: No abnormal smell. No signs of mold. Sheetrock removed.

As a result of these observations and as recommended by PES with the approval of CLIENT, An air sample was collected from the kitchen and the formal living room.

## Air Monitoring Results

PES collected one (1) air sample from the backyard to set a baseline and (1) air sample each from the kitchen and the formal living room. The microbial samples were analyzed by J3 Resources Inc. Houston, Texas; J3 Resources is a State of Texas licensed mold analysis laboratory and accredited under the AIHA Laboratory Quality Assurance Program for Environmental Microbiology.

The sampling event that we took in the kitchen area showed very little to no spores of concern. **Total fungal spore concentration within the kitchen investigation was reported at 666 spores/m3 while the outdoor level was reported at 4320 spores/m3.**

The sampling event that we took in the formal living room area showed very little to no spores of concern. **Total fungal spore concentration within the formal living room investigation was reported at 80 spores/m3 while the outdoor level was reported at 4320 spores/m3.**

## **Conclusions and Recommendations**

It is the professional opinion of PES through this limited assessment and the analytical results, that it appears that the indoor air quality in the kitchen and the formal living room as it relates to airborne fungi, was within recommended guidelines on this day. **If you have any questions regarding this report or if we can assist you with any other matter, please contact the undersigned at (713) 446-9737.**

## **Limitations/Standard of Care and Reliance**

Any air sampling results are limited in that they represent airborne concentrations at the time of sample collection only. Changes in operating procedures, ventilation, temperature, occupancy, procedures, equipment, sources, products used, and other conditions may cause variations in anticipated airborne concentrations. This site assessment report is submitted based on published information and general site reconnaissance procedures. Additional environmental concerns regarding asbestos containing materials, radon and lead-based paint may be present but not specifically addressed by PES without testing for those specific parameters. This report has been prepared for and is intended for the exclusive use of CLIENT.

Any other party without the express written consent of Platinum Environmental Solutions, LLC, should not rely upon the contents of this report. Furthermore, PES does not warrant, guarantee, or certify the accuracy or completeness of work performed by others, or the absence of environmental risks, either expressed or implied.

The scope executed for this project did not include any inquiry with respect to the presence of asbestos, lead-based paint, and the presence of radon or other naturally occurring materials.

PES has strived to conform to generally accepted practices of other consultants undertaking similar studies at the same time and in the same geographical area in performing this assessment. PES has attempted to observe a degree of care and skill generally exercised by the technical community under similar circumstances and conditions. Our findings and conclusions must be considered probabilities based upon professional judgment concerning the significance of the limited data gathered during the course of the PES has performed the tasks set forth above in a thorough and professional manner consistent with industry standards and under supervision of a certified professional.

PES cannot guarantee and does not warrant that this microbial assessment has revealed all adverse environmental conditions affecting the site. Nor can PES warrant that the assessment requested would satisfy the dictates of, or provide a legal defense in connection with, environmental laws or regulation.

The results reported and any opinions reached by PES are for the benefit of the client. The results and opinions set forth by PES in its report will be valid as of the date of the report.

Platinum Environmental Solutions, LLC

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Christopher Felan M. S.  
Principal Scientist  
Texas Mold Assessment Consultant  
License No. M.A.C. 1278

Attachments: Analytical Results/Chain of Custody/M.A.C. License