

Medalist Engineering Ltd. Partnership

The Woodlands, Texas

October 10, 2017

Medalist Engineering Project No.: 2017-125

David & Tabetha Deutsch

1303 Whitehall Way
Kingwood, TX 77339

Attention: ***David & Tabetha Deutsch***

POST TROPICAL STORM HARVEY MOLD PREVENTION & CONTROL ASSESSMENT RESIDENCE LOCATED AT 1303 WHITEHALL WAY KINGWOOD, TX 77339

Introduction

At the request of Mr. Mark Garraty with Royal Texan Homes, Mr. Patrick McIntyre, P.E., TDSHS Licensed Mold Assessment Consultant, conducted a post Tropical Storm Harvey mold prevention & control assessment within the two-story residence located at 1303 Whitehall Way in Kingwood, Texas, on September 27, 2017. Tropical Storm Harvey flooded the residence with approximately 28 inches of water on August 29, 2017. The initial assessment was halted after elevated moisture contents were measured in the 2" x 4" wall studs, base plates and OSB sheathing within the residence. Following additional cleaning, disinfecting, and drying (with fans and dehumidifiers), Mr. McIntyre re-visited the residence and completed the assessment on October 9, 2017.

Purpose

The purpose of this assignment was to assess if the owner performed, or had a contractor perform, the five steps that are necessary to prevent mold growth within the residence following a catastrophic flood, as is outlined by the Institute of Inspection Cleaning Restoration and Certification (IICRC) and the Healthy House Institute (HHI). These steps include:

1. **Check it out.** Inspect and document damage, and eliminate safety hazards before assessing physical damage to the residence and contents. Generally, the rule of thumb is that everything below the water line gets thrown out. Building materials and contents above the water line should be inspected for discoloration, odor, and damage.
2. **Get it out.** Extract all standing water. Shovel or flush out remaining silt or sand with water. Remove all wallboard, finished flooring (carpet, hardwood, vinyl flooring), insulation, and any other wet materials that are below the water line. Remove contents damaged by the floodwater.
3. **Clean it up.** Vacuum up as much loose debris as possible. Clean framing and scrub with a mild detergent to remove embedded soils. After all the surfaces are clean, apply an anti-microbial detergent to the framing and adjacent surfaces.
4. **Dry it out – Quickly.** Mold spores are everywhere, and all spores need to grow is moisture. To inhibit future mold growth, dry the affected areas as quickly as possible, preferably within 24 to 48 hours from the completion of cleaning and sanitizing. The key is directing warm, dry air across the wet surfaces. The airflow should be collected using dehumidifiers or exhausted outside.
5. **Keep it Dry.** The cardinal rule for preventing mold growth is to keep the surfaces dry. Try to keep indoor humidity below 50 percent using air conditioning or a dehumidifier.

Scope of Work

The scope of work included 1) obtaining the height of floodwater into the residence, 2) obtaining information from the homeowner regarding the time frame for performing the five steps necessary to prevent mold growth, 3) conducting a visual inspection of the ground floor in the residence for visible evidence/signs of microbial growth, 4) obtaining representative moisture content measurements in the wood framing and sheathing, 5) collecting surface (tape/slide) samples from random wood framing and sheathing locations, and 6) collecting air/bioaerosol (slit impaction) samples from inside the residence.

1. Amount of Floodwater in Residence

Typically, the height of floodwater within a residence is evident by a line of debris (or silt) that is left across doors and walls. Based on the post-flood line of debris observed on the doors/door jam and/or windows, approximately 28 inches of floodwater was estimated to have entered the residence located at 1303 Whitehall Way.

2. Removal of Materials below the Water Line

Royal Texan Homes' personnel removed the carpet from the residence from August 31 to September 4, 2017. Drywall (from the floor to a height of 4 ft. above the floor) was removed from the residence from August 31 to September 4, 2017. Cabinets (including only the lower level cabinets in the kitchen), doors, door jams, stairway carpet and stringers (to 4 ft.), and the windowsills that were beneath (or partially beneath) the water line, were also removed from August 31 to September 4, 2017.

3. Cleaning & Disinfecting

The residence, including the wood framing and sheathing, was treated with Fiberlock Technologies' "*Shockwave*," an EPA registered disinfectant, sanitizer, and fungicide on September 15, 2017. A second application of "*Shockwave*" disinfectant, sanitizer, and fungicide was applied to the wood framing and sheathing on September 25, 2017. Additional "*Shockwave*" disinfectant, sanitizer, and fungicide was applied to the wood framing and sheathing in the residence prior to the final visit to the residence on October 9, 2017.

4. Drying

Royal Texan Homes' personnel mobilized multiple high-capacity blowers/air movers/fans and three dehumidifiers throughout the ground floor of the residence to effectively and efficiently facilitate the drying of the wet surfaces that remained following the completion of cleaning and disinfecting activities. Royal Texan Homes personnel installed several fans / air movers inside the residence to direct warm, dry air across the wet surfaces following the completion of cleaning and disinfecting activities. Three dehumidifiers, along with the air conditioning system, were reinstalled inside the residence to facilitate evaporation / drying. Several fans and three dehumidifiers were reinstalled inside the residence on September 27, 2017, and allowed to run until October 9, 2017.

5. Keeping the Materials Dry

The owners continue to run the A/C system within the residence in order to keep the humidity at an acceptable level and the building materials dry.

Observations

No visible microbial growth was observed on the exposed wood framing or sheathing (or remaining drywall) within the residence during the site visit on October 9, 2017.

Indoor air temperature and relative humidity were measured inside the residence using a hand-held *EXTECH RH490* digital Precision Hygro-Thermometer. The temperature and relative humidity measured in the residence on October 9, 2017, were 71 °F and 49%, respectively. The relative humidity measurements taken within the residence are acceptable (< 60%). The *American Society of Heating, Refrigeration, and Air Conditioning Engineers* (ASHRAE) Standard 62-1999 recommends that relative humidity indoors be maintained below 60 percent, and preferably between 30 and 50 percent.

Mr. McIntyre obtained moisture measurements in the exposed wood studs, bottom (sill) plates, and OSB sheathing (every 3 ft. to 5 ft.) in the residence on September 27, 2017, using a *GE Protimeter Surveymaster* moisture measurement device. The *Surveymaster* incorporates a digital display that is synchronized with a color-coded LED scale. Whereas the digital display shows the actual or relative moisture level of a material under investigation, the LED scale indicates the material's moisture condition. **Green** zone readings represent a safe, air-dry state; **yellow** zone readings represent a borderline state, and **red** zone readings represent a damp condition. No moisture/water stains were observed on the wood framing or sheathing in the residence. The range in moisture content measurements for the exposed wood studs, bottom plates, and OSB wood sheathing on September 27, 2017, are presented below:

	<u>%MC</u>	
Wood Studs	12% to 20%	(20% = damp condition)
Bottom (Sill) Plates	14% to 23%	(23% = damp condition)
Wood Sheathing	12% to 23%	(23% = damp condition)

The target moisture content goal in the exposed wood studs, bottom (sill) plates, and OSB sheathing in the residence is <16% MC.

The range in moisture content measurements for the exposed wood studs, bottom plates, and OSB wood sheathing on October 9, 2017, are presented below:

	<u>%MC</u>	
Wood Studs	8% to 9%	(safe, air-dry state)
Bottom (Sill) Plates	8% to 12%	(safe, air-dry state)
Wood Sheathing	8% to 11%	(safe, air-dry state)

Sampling Program

Medalist Engineering utilized two sampling methods during the site visit. The sampling protocols generally follow guidelines that were developed by the Environmental Protection Agency (EPA) and the American Conference of Governmental Industrial Hygienists (ACGIH) in Chapter 5 of the *Bioaerosols: Assessment and Control* textbook.

Mr. Patrick McIntyre, P.E., with Medalist Engineering LP, collected surface samples from four random locations on the exposed wood framing and/or OSB sheathing on October 9, 2017. These surface samples are designed to identify possible microbial growth on a surface. They may be used to confirm the nature of suspected microbial growth on a material, measure the relative degree of biological contamination, and identify the types of microorganisms and other biological agents present. Four (4) samples were collected using the tape lift method. A sample from the desired locations was lifted using clear sticky tape and positioned in the center of a 75 by 25 millimeter pre-cleaned glass microscope slide.

Medalist Engineering LP personnel measured the total bioaerosol levels inside the residence using *Allergenco-D* sampling cassettes to collect the samples. The *Allergenco-D* cassettes are considered to be a slit impaction sampling method, which collects both “viable” and “non-viable” mold spores, as well as biological and non-biological particles. Slit impaction sampling is capable of determining the presence and concentrations of most common bioaerosols (fungal spores, pollen, etc.), and provides simultaneous analysis of other potential contaminants including fibers, inorganic dust, and combustion emissions. The sampling pump(s) were calibrated before and after each test using a rotometer. The rotometer was calibrated prior to the start of the project using a Gilian Instrument Corp. “Giliberator” high-accuracy, electronic bubble flow meter. Two bioaerosol samples were collected inside the residence at a flow rate of 15 liters per minute for five minutes. A control sample was also taken outside at a flow rate of 15 liters per minute for ten minutes.

Both the surface “tape/slide” samples and the bioaerosol samples were submitted to *Medalist Engineering L.P.’s* TDSHS-licensed Mold Analysis Laboratory in The Woodlands, Texas, for fungi genus identification only.

Laboratory Test Results

Surface Sample Results

Laboratory results from analysis of the surface (tape) samples are presented in the attached laboratory report. The laboratory results show no fungal spores/growth to be present on the wood framing and wood sheathing sampled within the residence. Original laboratory results are presented at the end of the report.

Air Sample Results

Laboratory analysis results for the bioaerosol samples are presented in the attached laboratory report. Laboratory results from the indoor air sample were subsequently compared to the results from the outside (control) sample.

Conclusions & Recommendations

Based on the site assessment, Medalist Engineering is of the opinion that the owner performed, or had a contractor/builder perform, the five steps that are necessary to prevent mold growth following the catastrophic flooding caused by Tropical Storm Harvey.

Royal Texan Homes' personnel removed the carpet from the residence from August 31 to September 4, 2017. Drywall (from the floor to a height of 4 ft. above the floor) was removed from the residence from August 31 to September 4, 2017. Cabinets (including only the lower level cabinets in the kitchen), doors, door jams, stairway carpet and stringers (to 4 ft.), and the windowsills that were beneath (or partially beneath) the water line, were also removed from August 31 to September 4, 2017.

The residence, including the wood framing and sheathing, was treated with Fiberlock Technologies' "*Shockwave*," an EPA registered disinfectant, sanitizer, and fungicide on September 15, 2017. A second application of "*Shockwave*" disinfectant, sanitizer, and fungicide was applied to the wood framing and sheathing on September 25, 2017. Additional "*Shockwave*" disinfectant, sanitizer, and fungicide was applied to the wood framing and sheathing in the residence prior to the final visit to the residence on October 9, 2017.

Royal Texan Homes' personnel mobilized multiple high-capacity blowers/air movers/fans and three dehumidifiers throughout the ground floor of the residence to effectively and efficiently facilitate the drying of the wet surfaces that remained following the completion of cleaning and disinfecting activities. Royal Texan Homes personnel installed several fans / air movers inside the residence to direct warm, dry air across the wet surfaces following the completion of cleaning and disinfecting activities. Three dehumidifiers, along with the air conditioning system, were reinstalled inside the residence to facilitate evaporation / drying. Several fans and three dehumidifiers, along with the air conditioning system, were reinstalled inside the residence on September 27, 2017, to facilitate evaporation / drying, and were allowed to run until October 9, 2017.

No visible microbial growth (or wood rot) was observed on the exposed wood framing or wood sheathing within the residence during the site visit on October 9, 2017.

The moisture content measured in the wood wall studs (8% to 9%), base plates (8% to 12%), and wood sheathing (8% to 11%) in the residence were all below the target moisture content goal of <16% MC.

Laboratory results from the October 9, 2017, surface sampling show no fungal spores/growth present on the wood framing, wood sheathing, or drywall within the residence.

As there are no accepted federal, states, or local guidelines/regulations regarding acceptable concentrations of airborne fungal (mold) spores, a comparison with reference sample(s) is the most useful, and generally the most accepted, approach within the industry. Reference samples are generally "outdoor" samples. In general, the concentration of airborne fungal (mold) spores inside the area of interest should be lower than the concentration of mold spores in the ambient "outdoor" air, and similar in genus. No standards or permissible exposure levels have been established for health effects or background limits.

The number of airborne fungal structures/spores detected inside the residence are less than the concentrations found in the ambient outdoor environment. Based on the fact that the fungal/mold spore types and airborne concentrations found inside the residence are quantitatively and qualitatively less than the ambient outdoors spore types and concentrations (see results from control sample), acceptable levels are present in the residence. Compared to the outdoor air sample, the concentrations of fungal/mold spores inside the residence are less than the ambient outdoor spore types and concentrations, and therefore, are acceptable for air quality (*Texas Mold Assessment and Remediation Rules*). In accordance with the current industry practices, which base Air Quality Assessments on comparisons with outdoor air samples, and the *Texas Mold Assessment and Remediation Rules* Section 295.324 – Post-Remediation Assessment and Clearance, **Medalist Engineering has concluded that Royal Texan Homes personnel have completed the five steps that are necessary to prevent mold growth within the residence following the Tropical Storm Harvey flooding, and that the air quality inside the residence is acceptable.**

Limitations

This report presents the results of the post Tropical Storm Harvey mold prevention & control assessment within the two-story residence located at 1303 Whitehall Way in Kingwood, Texas. This letter report describes the conditions present at the time of my site visit and in the areas assessed/sampled. As such, the findings are only accurate for the day and time of the actual investigation. Changes in temperature, weather, operating procedures, ventilation, and other conditions may cause variations in fungal spore concentrations. The report is based on the visual inspection and moisture measurements, as well as the non-viable and viable bioaerosol and surface sample results.

Medalist Engineering Ltd. Partnership has performed this post Tropical Storm Harvey mold prevention & control assessment in a thorough and professional manner consistent with industry guidelines. This work was conducted using standard principles and practices, and the scope of this report is limited to the matters expressively covered. Medalist Engineering Ltd. Partnership makes no warranties, expressed or implied, including without limitation, warranties as to the safety of the site or fitness for a particular use. Information in this report is not to be construed as legal advice.

This report and the findings contained herein shall not, in whole or in part, be dispersed or disclosed to any other party without prior written consent from *Medalist Engineering LP*, representatives with *Royal Texan Homes*, or the owner.

Closing

I appreciate the opportunity to provide these services to you. Please call me at (713) 252-5360 if you have any questions or require any additional information.

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Very Truly Yours,
Medalist Engineering Ltd. Partnership
Registration No.: F-4389
Expires November 30, 2017
TDSHS Licensed Mold Analyses Laboratory
TDSHS License Number LAB0131
Expires December 7, 2017

Patrick D. McIntyre

Patrick D. McIntyre, P.E.
TDSHS Licensed Mold Assessment Consultant
TDSHS License Number MAC0381
Expires February 17, 2018

ORIGINAL LABORATORY RESULTS
SURFACE (TAPE/MICROSCOPE SLIDE) SAMPLES

Medalist Engineering Ltd. Partnership

P.O. Box 131114 The Woodlands, TX 77393-1114 Tel.: 713 252-5360 E-mail: pmcintyr1@hotmail.com

Location: Deutsch Residence Project ID 2017-125
 1303 Whitehall Way
 Kingwood, TX 77339 Date Received: 10/9/17
 Date Analyzed: 10/10/17
 Contact: David & Tabatha Deutsch

Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Surface (Tape) Samples (Method: M-001 @ 1,000x)

Lab Sample Number	2017-125-1	2017-125-2	2017-125-3	2017-125-4
Sample Identification	T-1	T-2	T-3	T-4
Sample Location	Living Room - Back Wall - Studs & Base Plate	Kitchen - Right Wall - OSB Sheathing	Master Bedroom - Left Wall - Studs & Base Plate	Front Bedroom - Right Wall - Studs & Base Plate

Spore Types	Category	Category	Category	Category
<i>Alternaria</i>				
Amerospores				
<i>Arthrinium</i>				
Ascospores				
<i>Aspergillus/Penicillium</i>	N	N	N	N
<i>Aureobasidium</i>	O	O	O	O
Basidiospores	N	N	N	N
<i>Bipolaris/Dreschlera</i>	E	E	E	E
<i>Botrytis</i>				
<i>Chaetomium</i>	D	D	D	D
<i>Cladosporium</i>	E	E	E	E
<i>Curvularia</i>	T	T	T	T
<i>Epicoccum</i>	E	E	E	E
<i>Fusarium</i>	C	C	C	C
<i>Ganoderma</i>	T	T	T	T
<i>Nigrospora</i>	E	E	E	E
<i>Oidium/Peronospora</i>	D	D	D	D
<i>Pithomyces/Ulocladium</i>				
Rusts				
Smuts/Myxomycetes				
<i>Stachybotrys</i>				
<i>Torula</i>				
<i>Trichoderma</i>				
Unidentified Spores				

Hyphal Fragments				
Pollen				
Insect Fragments				

* Sample contains fruiting structures and/or hyphae associated with the spores.
 The detection limit is equal to one spore, structure, pollen, fiber particle, or insect fragment.

Category	Count (# Spores)
Rare	1 to 10
Low	11 to 100
Medium	101 to 1000
High	> 1000

TDSHS License No.: LAB 0131
 Expires 11-17-2017

Patrick D. McIntyre

Analyst: Patrick D. McIntyre, P.E.

ORIGINAL LABORATORY RESULTS
BIOAEROSOL (ALLERGENCO-D) SAMPLES

Medalist Engineering Ltd. Partnership

P.O. Box 131114 The Woodlands, TX 77393-1114 Tel.: 713 252-5360 E-mail: pmcinty1@hotmail.com

Medalist Engineering, L.P.

P.O. Box 131114
The Woodlands, TX 77393-1114
Analyst: Patrick McIntyre, P.E.

Project Name: Deutsch Residence
1303 Whitehall Way
Kingwood, TX 77339

Project Number: 2017-125

Slit Impaction (Allergenco-D Cassettes) Laboratory Analysis
Laboratory Method: ASTM D7391 - 09

Lab Number	2017-125-01				2017-125-02				2017-125						
	AS-1	Family Room / Kitchen	AS-2	Master Bedroom	Control	Outside (Earlier)	AS-1	Family Room / Kitchen	AS-2	Master Bedroom	Control	Outside (Earlier)			
Sample Identification															
Volume (m³)	0.0750	0.0750	0.0750	0.0750	0.1500	0.1500	0.0750	0.0750	0.0750	0.1500	0.1500	0.1500			
Date Received	10/09/2017	10/09/2017	10/09/2017	10/09/2017	10/09/2017	10/09/2017	10/09/2017	10/09/2017	10/09/2017	10/09/2017	10/09/2017	10/09/2017			
Number of Traverses	80	80	80	80	80	80	80	80	80	80	80	80			
Percent Of Trace Scanned	100	100	100	100	100	100	100	100	100	100	100	100			
Debris Rating	1	1	1	1	1	1	1	1	1	2	2	2			
Total Fungal Spores, (fs)	17	226	25	332	2,861	19,020	17	226	25	332	2,861	19,020			
Fungal Spore Identification															
Spore Count	fs/Sample	fs/m³	MRL	Spore Count	fs/Sample	fs/m³	MRL	Spore Count	fs/Sample	fs/m³	MRL	Spore Count	fs/Sample	fs/m³	MRL
17	17	226	1	25	25	332	1	27	27	179	1	2,861	2,863	19,020	1
Fungal Spore Identification															
Alternaria												27	27	179	1
Amerospores												4	4	27	1
Arthrinium												46	46	306	1
Ascospores	1	13	1	1	1	13	1	252	251	1,675	1	252	251	1,675	1
Aspergillus/Penicillium-like															
Aureobasidium															
Basidiospores	14	186	1	19	19	253	1	1,440	1,436	9,573	1	1,440	1,436	9,573	1
Bipolaris/Dreschlera								28	28	186	1	28	28	186	1
Botrytis															
Chaetomium															
Cladosporium	2	27	1	5	5	66	1	970	967	6,449	1	970	967	6,449	1
Curvularia								7	7	47	1	7	7	47	1
Epicoccum								2	2	13	1	2	2	13	1
Ganoderma								5	5	33	1	5	5	33	1
Memnoniella															
Nigrospora															
Oidium/Peronospora															
Periconia								27	27	179	1	27	27	179	1
Pithomyces/Ulocladium								12	12	80	1	12	12	80	1
Smuts/Myxomycetes								7	7	47	1	7	7	47	1
Stachybotrys															
Tetraplora															
Torula								2	2	13	1	2	2	13	1
Cercospora								32	32	213	1	32	32	213	1
Notes:	Occasional dust particles												Occasional dust particles		

Analyst:

Patrick D. McIntyre

Date Analyzed: October 10, 2017

Page 1 of 1

TEXAS DEPARTMENT OF STATE HEALTH SERVICES LICENSES



**Texas Department of
State Health Services**

Mold Assessment Consultant

PATRICK D MCINTYRE

License No. MAC0381

Control No. 8485

Expiration Date: 2/17/2018





TEXAS DEPARTMENT OF STATE HEALTH SERVICES

Be it known that

MEDALIST ENGINEERING LP

is licensed to perform as a

Mold Analysis Laboratory

in the State of Texas and is hereby governed by the rights, privileges, and responsibilities set forth in Title 25, Texas Administrative Code, Chapter 295, relating to Texas Mold Assessment and Remediation Rules, as long as this license is not suspended or revoked.

A handwritten signature in black ink, appearing to read "Kirk Cole".

Kirk Cole, Interim
Commissioner of Health

License Number: LAB0131

Expiration Date: 12/7/2017

Control Number: 6532

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

TEXAS DEPARTMENT OF STATE HEALTH SERVICES
CONSUMER MOLD INFORMATION SHEET



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 make 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.