



**Anthony Hughes**  
**Mold Assessment Technician**  
**License No. MAT1145**



Mold Assessment for Property located at 6006 Meadowstream Ct  
09/25/2017  
Prepared for : Hua Yu  
6006 Meadowstream Ct  
Katy, TX 77450

## MOLD ASSESSMENT REPORT

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**Prepared For:** Hua Yu  
(Name of Client)

**Concerning:** 6006 Meadowstream Ct, Katy, TX 77450  
(Address or Other Identification of Inspected Property)

**By:** Anthony Hughes License No. MAT1145 09/25/2017  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property Mold Assessment report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Department of Health ("TDOH"), which can be found at <https://www.dshs.texas.gov/mold/>.

An assessment addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected/assessed were inspected/assessed. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection/assessment does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS,. When a deficiency or elevated mold presence is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies and mold which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further health hazards, damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection/assessment. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed mold consultant/technician to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

This report was prepared for a homeowner, buyer or seller in accordance with the client's requirements. The report addresses a single area, system, component, or components available for inspection during the post flood process and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a license holder and reported on a Texas Department of Health promulgated report form may contain additional information. This inspection report is confined to the locations and samples taken in accordance to the clients requirements at the time of inspection. The mold assessment is not to be considered exhaustive and does not take into consideration all possible hidden or latent defects/conditions during or post assessment.

The mold assessment was performed according to the minimum standards and practices set forth by Texas Administrative Code Rule 295.321.

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**General Content Cleaning Information**

- Wash or dry clean clothing.
- Vacuum/wet wipe all household items. (plastics, metals etc.)
- Discard or remove items where mold is embedded. Call a consultant if unsure.

**General Cleaning**

- HEPA vacuum all surfaces inside contained areas.
- Wet wipe all surfaces inside contained areas.
- Disinfect all affected areas with an antimicrobial solution.
- Sand/Wire brush all areas inside wall cavities where mold is embedded. (wood studs, sub floors etc.)
- Remove all wood rot. (Wood studs, sub floors etc.)
- Use a clear antimicrobial sealant to seal affected areas inside wall cavities. (example, IAQ 6000)

**Visual Inspection/Moisture Testing/Relative Humidity/Sample Testing (Affected Areas) (If relative humidity stays consistent above 60% the indoor environment becomes conducive to mold growth)**

**Observations:**

- Water intrusion during Hurricane Harvey.
- 15% to 20% moisture registered at front studs. Drying in progress.
- Approximately 4 ft wall/material demolition. Cabinets yet to be removed.
- No visual surface mold noted.
- Main area of concern is overall air quality.
- Tile left in place, client will treat.
- Second floor taped off with plastic barrier.

**Sampling locations and methods:**

Sample #1: - "Control/Outdoor" taken via Air-O-Cell (5 min @ 15L/min)

Sample #2: - "Family Room " taken via Air-O-Cell (5 min @ 15L/min)

Sample #3: - "Master" taken via Air-O-Cell (5 min @ 15L/min)

Sample #4: - "Upstairs" taken via Air-O-Cell (5 min @ 15L/min)

**Lab Results: Acceptable**

- The comparative air spore count between the outdoor (control) and indoor samples did not show an elevated enough amount of fungal spores or particulates (indoors) to recommend a remediation protocol. Recommend implementation of air purifiers or other air filtering methods in home during any additional cleaning or work performed.

To see actual lab results please see attached files at the bottom of the email: 6006 Meadowstream Lab