



TEXAS DEPARTMENT OF INSURANCE

PC326 MDR-1 | Eff. 12/15/05

Regulatory Policy Division - Personal and Commercial Lines Office (104-PC)
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CERTIFICATE OF MOLD DAMAGE REMEDIATION

Certificate Number 92717-VD Date of Issuance 10-5-17

Name VINIT DARNE

Mailing Address 5903 SADDLE BRED DR.

City HOUSTON State TX Zip

Property Description:

Number Street SAME AS ABOVE Lot Block

Addition or Tract City County

SIGN APPROPRIATE CERTIFICATION

Mold Assessment Consultant License Holder Certification

- I hereby certify that based on visual, procedural and analytical evaluation, the mold contamination identified for this project has been remediated as outlined in the mold management plan or remediation protocol.
I further certify with reasonable certainty that the underlying cause or causes of the mold that were identified for this project in the mold management plan or remediation protocol have been remediated. A copy of the written evaluation that forms the basis for my certification has been provided to the person named in this certificate.

Mold Assessment Consultant License Holder Signature

Department of State Health Services License No. and Expiration Date

Date

Mold Remediation Contractor License Holder Certification

- I hereby certify that I completed mold remediation on this project and will provide the mold remediation certificate to the property owner no later than the 10th day after the date of completion.

Mold Remediation Contractor License Holder Signature

Department of State Health Services License No. and Expiration Date

Date of Completion

OR

Mold Assessment Consultant or Adjustor License Holder Certification

- I hereby certify that I have inspected the property described in this certificate and that based on my inspection I have determined that the property does not contain evidence of mold damage. A copy of the written evaluation that forms the basis for my certification has been provided to the person named in this certificate.

Mold Assessment Consultant/Adjustor License Holder Signature

MAC# 1374-EXP-5-15-18

Department of State Health Services License No. and Expiration Date

Date



AGGIE INSPECTOR GROUP LLC.

Licensed Mold Assessment Consultants

Licensed Real Estate Inspection - Since 1991

LIMITED MOLD ASSESSMENT REPORT

Prepared for: Mr. Vinit Darne



Property: 5903 Saddle Bred Dr., Houston, TX 77084

Date of inspection: 9-27-17

Date of report: 10-7-17

Inspector:

Amanda Ecrette

MAT#1141

14027 Memorial Dr. #362, Houston, Texas 77079

Email: aggieinspector@gmail.com

Phone: 832-865-9218

Aggieinspectorgroup.com



Purpose:

The mold evaluation was performed in general accordance with your authorization. The purpose of this microbial evaluation was to visually inspect for moisture damaged building materials and potential mold reservoirs, determine the source of moisture, if possible, collect air samples to identify and quantify any mold that is present, and provide a letter report with findings and recommendations.

Sampling

This microbial evaluation included the collection of 5 spore-trap air samples to identify airborne microbiological contamination in the residence. One of the mold spore-trap air samples was collected outdoors for comparison. AIG identified temperature and relative humidity. AIG also collected surface readings from building materials to assist with quantifying the extent of moisture and building material damage. Airborne mold spore-trap samples were collected using a high-volume air-sampling pump. Mold spore-trap air samples were collected through a Buck BioAire Bioraerosol Sampling Pump using an Air-O-Cell cassette with the flow rate set at 15 liters per minute for five minutes, for a total volume of 75 liters of air. Wall cavity samples are collected at 15 liters per minute for one minute. Air samples were sealed and labeled prior to being submitted for analysis.

Analytical results

Samples were analyzed by EMSL Analytical Laboratories. EMSL is licensed by the Texas Department of State Health Services.

Air Sample Results:

Typically, the source of indoor mold spores is from the outdoor environment. In a well-maintained building, indoor airborne microbial concentrations are lower than outdoor concentrations with similar types of mold present indoors and outdoors.

Mold Spore-trap Air Sample Results:

The color-coded table relative to each indoor sample presents air sample results of mold spore collected that are Slightly Elevated and or Elevated. Indoor concentrations are compared to outdoor "background" concentrations.

The "Simplified Lab Results"

The lab results attached as part of this report are for indoor samples. This report shows the total concentration of mold spores found on each sample and also indicates which types of molds had indoor concentrations higher than the corresponding outdoor concentration. The complete outdoor sample results are presented for comparison purposes. All results are presented in spore counts per cubic meter of air (counts/m³).



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General Observations:

1. Musty Smell or Odor? No
2. Water damage from surface flooding? Yes
3. Was possible mold growth visually seen? No
4. Damage on ceiling (s) indicating possible roof damage? No
5. Window Leaks observed at window? No
6. Possible HVAC problems? No
7. Plumbing issues? None observed
8. Flood damaged dry wall was removed throughout entire first floor of home.

SUMMARY:

PER LABORATORY RESULTS, THE QUANTITY OF AIR BORNE MOLD SPORE IN THE HOME WAS AT AN **ACCEPTABLE** LEVEL ON THE DAY OF THE INSPECTION.



Moisture Damage and/or Suspect Microbial Growth

Amanda Ecrette, MAT# 1141, performed the field evaluation. The following table presents moisture damaged building materials, locations of suspect microbial growth noted during our evaluation, and estimated areas of affected building materials:

Material, Mold, H2O Location & Quantity:

- 1) No visible mold was identified. Water damaged materials removed.

Limitations:

This report has been prepared to assist in evaluating for microbiological contamination at the inspection address sited herein. Our objective was to perform our work with care, exercising the customary skill and competence of consulting professionals in the relevant disciplines in this region. The conclusions presented in this report are professional opinions based solely upon visual observations of the site, at the time of the evaluation, and results of laboratory analysis.

The opinions presented herein apply to site conditions existing at the time of our investigation and those reasonably foreseeable. Quantities are preliminary quantities based on observations during the evaluation and should not be used to prepare a removal cost bid. AIG cannot act as insurers, and no expressed or implied representation or warrant is included or intended in our report except that our work was performed, within the limits prescribed by our client, at the time and place the services were rendered.

The size of the area impacted by fungal contamination primarily based on experienced judgment and practicality. Additionally, other possible hazards such as asbestos and lead based paint could be present and may require proper sampling, additional personnel protective equipment, and specific disposal requirements. No other environmental issues were included as part of this evaluation. Other unidentified microbiological contamination may be located in inaccessible areas. Precaution should be used during remediation. The condition of the microbiological contamination may change gradually or suddenly, depending upon time and conditions.



INTERPRETATION OF LAB RESULTS

Snap shot in time:

Keep in mind that air sampling for mold provides information only for the moment in time in which the sampling occurred, much like a snapshot.

Definition of mold levels:

ACCEPTABLE Indoor mold count is typically in a concentration that is equal to or below the background outdoor control sample. Mold species detected at acceptable mold levels are not listed below but are shown in the lab report.

SLIGHTLY ELEVATED Indoor mold count is at a concentration that is **2 times (2X) to 9 times (9X)** above the levels of mold detected in the background outdoor control sample.

Clean up or remediation may be prudent.

ELEVATED Mold levels are at a concentration that is **10 times (10X)** or more above the natural mold detected in the background / outdoor control sample

Clean up and or remediation is recommended.

Note:

- The **Expanded Fungal Report** that is attached to this report gives detailed information about the potential health effects that could result from the slightly elevated and or elevated levels of molds identified below.
- The **Simple Lab Report** that is attached to this report identifies the mold species detected in the samples taken and compares the quantity of these molds to the quantity of the same mold species detected in the outdoor control sample.



Test areas, lab results and photos

1) Air test at the kitchen area:

The total fungi / mold spore count within this air sample compared with the total mold spore count in the outdoor sample was **ACCEPTABLE**.

2) Air test at the master bedroom area:

The total fungi / mold spore count within this air sample compared with the total mold spore count in the outdoor sample was: **ACCEPTABLE**.

3) Air test at the living room area:

The total fungi / mold spore count within this air sample compared with the total mold spore count in the outdoor sample was: **ACCEPTABLE**.

4) Air test at the upstairs return air filter area:

The total fungi / mold spore count within this air sample compared with the total mold spore count in the outdoor sample was: **ACCEPTABLE**.



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Basic Mold Assessment Photos & Observations

Pump Calibration



Control sample outdoors



This photo represents that the lower sections of the water damaged drywall had been removed down stairs.





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This photo represents that the lower sections of the water damaged drywall had been removed down stairs.



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Recommended action and information that should be considered:

- 1. Visible mold was not observed, nor were raised levels detected in the air.**
- 2. Cleaning the carpet and furniture fabric upstairs:**

Typically, to remove or lower the raised level of mold spore in the home, a protocol may include the recommendation to clean the carpets and furniture fabric with steam. Typically, this is done after the major remediation traffic and activities are complete and before the final air samples are conducted.

EPA mold limits:

It is important to remember that the results of sampling may have limited use or application. Sampling may help locate the source of mold contamination, identify some of the mold species present and differentiate between mold and soot or dirt.

For more information on mold related issues including mold clean up and moisture control / condensation / humidity issues, you can call EPA Indoor Air Quality Information Clearinghouse at (800) 438-4318 or visit: www.epa.gov/iaq/molds .

Attached Lab Testing Results:

Attached to this report are the lab results from EMSL Analytical Inc. EMSL is an independent microbiology laboratory with offices nationwide and in Houston. If you have any questions about this report, the lab results, or anything else, please feel free to give us a call at the number listed.

Joe D. Ecrette Jr.

TDSHS Mold Assessment Consultant Lic. # 1374

TREC Professional Real Estate Inspector Lic. # 3066, since 1991

Amanda Ecrette

TDSHS Mold Assessment Technician Lic. # 1141



EMSL Analytical, Inc.

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Phone/Fax: (713) 686-3635 / (713) 686-3645

<http://www.EMSL.com> / houstonlab@emsl.com

EMSL Order: 151706146

Customer ID: AGIG42

Customer PO:

Project ID:

Attention: joe Ecrete
Aggie Inspector Group
14027 Memorial Drive, #362
Houston, TX 77079

Phone: (832) 865-9218

Fax:

Collected Date: 09/27/2017

Received Date: 09/28/2017 8:00 AM

Analysis Date: 09/28/2017

Project: A-Darne

Spore Trap ASSESSMENTReport™ Air-O-Cell(™) Analysis of Fungal Spores & Particulates (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number	Particle Identification	Raw Count	(Count/m ³)	% of Total	Interpretation Guideline
151706146-0001	Alternaria	-	-	-	
	Ascospores	24	1000	10.5	
	Aspergillus/Penicillium	95	4000	41.9	
Client Sample ID 24823526	Basidiospores	43	1800	18.9	
	Bipolaris++	1	40	0.4	
	Chaetomium	-	-	-	
Location Background/Control	Cladosporium	36	1500	15.7	
	Curvularia	8	300	3.1	
	Epicoccum	2*	30*	0.3	
Sample Volume (L) 75	Fusarium	2	80	0.8	
	Ganoderma	2	80	0.8	
	Myxomycetes++	4	200	2.1	
Sample Type Background	Pithomyces	1	40	0.4	
	Rust	-	-	-	
	Scopulariopsis	-	-	-	
Comments	Stachybotrys	-	-	-	
	Cercospora	2	80	0.8	
	Nigrospora	1	40	0.4	
	Paecilomyces	4	200	2.1	
	Peronospora	1*	10*	0.1	
	Pyricularia	-	-	-	
	Tetraploa	3*	40*	0.4	
	Zygomycetes	3	100	1	
	Total Fungi	232	9540	100	
	Hyphal Fragment	1	40	-	
Insect Fragment	-	-	-		
Pollen	1	40	-		

Analytical Sensitivity 600x: **42** counts/cubicmeter
Analytical Sensitivity 300x *: **13** counts/cubicmeter

Skin Fragments: **1** 1 to 4 (low to high)
Fibrous Particulate: **1** 1 to 4 (low to high)
Background: **2** 1 to 4 (low to high); 5 (overloaded)

- Not commonly found growing indoors, spores likely come from outside.
- Spores reported to be able to cause allergies in individuals.
- Potential for mycotoxin production exists with these fungi.
- These fungi are considered water damage indicators.

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Houston, TX AIHA-LAP, LLC--EMLAP Accredited #102575, Texas Mold LAB0105

Initial report from: 09/28/2017 18:18:17

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com



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Spore Trap ASSESSMENTReport™ Air-O-Cell(™) Analysis of Fungal Spores & Particulates (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number	Particle Identification	Raw Count	(Count/m ³)	% of Total	Interpretation Guideline
151706146-0002	Alternaria	-	-	-	
	Ascospores	4	200	10.1	Acceptable
	Aspergillus/Penicillium	27	1100	55.3	Acceptable
Client Sample ID 24823534	Basidiospores	5	200	10.1	Acceptable
	Bipolaris++	-	-	-	
	Chaetomium	-	-	-	
Location Kitchen	Cladosporium	2	80	4	Acceptable
	Curvularia	2*	30*	1.5	Acceptable
	Epicoccum	-	-	-	
Sample Volume (L) 75	Fusarium	-	-	-	
	Ganoderma	3	100	5	Slightly Elevated
	Myxomycetes++	2	80	4	Acceptable
Sample Type Inside	Pithomyces	-	-	-	
	Rust	-	-	-	
	Scopulariopsis	-	-	-	
Comments	Stachybotrys	-	-	-	
	Cercospora	2	80	4	Acceptable
	Nigrospora	1	40	2	Acceptable
	Paecilomyces	-	-	-	
	Peronospora	-	-	-	
	Pyricularia	2	80	4	Slightly Elevated
	Tetraploa	-	-	-	
	Zygophiala	-	-	-	
	Total Fungi	50	1990	100	Acceptable
	Hyphal Fragment	2	80	-	Slightly Elevated
Insect Fragment	-	-	-		
	Pollen	1*	10*	-	Acceptable

Analytical Sensitivity 600x: **42** counts/cubicmeter
Analytical Sensitivity 300x *: **13** counts/cubicmeter

Skin Fragments: **1** 1 to 4 (low to high)
Fibrous Particulate: **1** 1 to 4 (low to high)
Background: **1** 1 to 4 (low to high); 5 (overloaded)

Acceptable
Slightly Elevated
ELEVATED

Concentration at or below background
Concentration above background
Concentration 10X or more above background



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Spore Trap ASSESSMENTReport™ Air-O-Cell(™) Analysis of Fungal Spores & Particulates (Methods EMSL 05-TP-003, ASTM D7391)

	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
Lab Sample Number 151706146-0003	Alternaria	-	-	-	
	Ascospores	2	80	2.7	Acceptable
	Aspergillus/Penicillium	51	2200	74.8	Acceptable
	Basidiospores	4	200	6.8	Acceptable
Client Sample ID 24823524	Bipolaris++	-	-	-	
	Chaetomium	-	-	-	
	Cladosporium	9	400	13.6	Acceptable
Location Living Rm	Curvularia	1*	10*	0.3	Acceptable
	Epicoccum	-	-	-	
	Fusarium	1*	10*	0.3	Acceptable
Sample Volume (L) 75	Ganoderma	-	-	-	
	Myxomycetes++	1	40	1.4	Acceptable
	Pithomyces	-	-	-	
Sample Type Inside	Rust	-	-	-	
	Scopulariopsis	-	-	-	
	Stachybotrys	-	-	-	
Comments	Cercospora	-	-	-	
	Nigrospora	-	-	-	
	Paecilomyces	-	-	-	
	Peronospora	-	-	-	
	Pyricularia	-	-	-	
	Tetraploa	-	-	-	
	Zygophiala	-	-	-	
	Total Fungi	69	2940	100	Acceptable
	Hyphal Fragment	1*	10*	-	Acceptable
	Insect Fragment	-	-	-	
	Pollen	-	-	-	

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 Concentration 10X or more above background



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Spore Trap ASSESSMENTReport™ Air-O-Cell(™) Analysis of Fungal Spores & Particulates (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
151706146-0004	Alternaria	-	-	-	
	Ascospores	-	-	-	
	Aspergillus/Penicillium	17	720	72.7	Acceptable
	Basidiospores	4	200	20.2	Acceptable
Client Sample ID 24823519	Bipolaris++	-	-	-	
	Chaetomium	-	-	-	
	Cladosporium	1	40	4	Acceptable
Location Master Bdrm	Curvularia	2*	30*	3	Acceptable
	Epicoccum	-	-	-	
	Fusarium	-	-	-	
	Ganoderma	-	-	-	
Sample Volume (L) 75	Myxomycetes++	-	-	-	
	Pithomyces	-	-	-	
	Rust	-	-	-	
Sample Type Inside	Scopulariopsis	-	-	-	
	Stachybotrys	-	-	-	
	Cercospora	-	-	-	
Comments	Nigrospora	-	-	-	
	Paecilomyces	-	-	-	
	Peronospora	-	-	-	
	Pyricularia	-	-	-	
	Tetraploa	-	-	-	
	Zygophiala	-	-	-	
	Total Fungi	24	990	100	Acceptable
	Hyphal Fragment	-	-	-	
	Insect Fragment	-	-	-	
	Pollen	-	-	-	

Analytical Sensitivity 600x: 42 counts/cubicmeter	Skin Fragments: 1 1 to 4 (low to high)
Analytical Sensitivity 300x *: 13 counts/cubicmeter	Fibrous Particulate: 1 1 to 4 (low to high)
	Background: 1 1 to 4 (low to high); 5 (overloaded)

Acceptable	Concentration at or below background
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151706146-0005	Alternaria	-	-	-	
	Ascospores	-	-	-	
	Aspergillus/Penicillium	14	590	61.5	Acceptable
	Basidiospores	3	100	10.4	Acceptable
Client Sample ID 24823521	Bipolaris++	-	-	-	
	Chaetomium	-	-	-	
	Cladosporium	2	80	8.3	Acceptable
Location U/S R/A	Curvularia	1	40	4.2	Acceptable
	Epicoccum	-	-	-	
	Fusarium	1*	10*	1	Acceptable
Sample Volume (L) 75	Ganoderma	-	-	-	
	Myxomycetes++	-	-	-	
	Pithomyces	3	100	10.4	Slightly Elevated
Sample Type Inside	Rust	-	-	-	
	Scopulariopsis	-	-	-	
	Stachybotrys	-	-	-	
Comments	Cercospora	-	-	-	
	Nigrospora	1	40	4.2	Acceptable
	Paecilomyces	-	-	-	
	Peronospora	-	-	-	
	Pyricularia	-	-	-	
	Tetraploa	-	-	-	
	Zygophiala	-	-	-	
	Total Fungi	25	960	100	Acceptable
	Hyphal Fragment	4	200	-	Slightly Elevated
	Insect Fragment	-	-	-	
Pollen	-	-	-		

Analytical Sensitivity 600x: **42** counts/cubicmeter
Analytical Sensitivity 300x *: **13** counts/cubicmeter

Skin Fragments: **1** 1 to 4 (low to high)
Fibrous Particulate: **1** 1 to 4 (low to high)
Background: **2** 1 to 4 (low to high); 5 (overloaded)

Acceptable
Slightly Elevated
ELEVATED

Concentration at or below background
Concentration above background
Concentration 10X or more above background

Not commonly found growing indoors, spores likely come from outside.
 Spores reported to be able to cause allergies in individuals.
 Potential for mycotoxin production exists with these fungi.
 These fungi are considered water damage indicators.

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Houston, TX AIHA-LAP, LLC--EMLAP Accredited #102575, Texas Mold LAB0105

Initial report from: 09/28/2017 18:18:17

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com



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<http://www.EMSL.com> / houstonlab@emsl.com

EMSL Order: 151706146
Customer ID: AGIG42
Customer PO:
Project ID:

Attention: joe Ecrete Aggie Inspector Group 14027 Memorial Drive, #362 Houston, TX 77079	Phone: (832) 865-9218 Fax: Collected Date: 09/27/2017 Received Date: 09/28/2017 8:00 AM Analysis Date: 09/28/2017
Project: A-Darne	

Terri Lawrence

Terri Lawrence, Lab Manager
or other approved signatory

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

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