



HEDDERMAN SERVICES

281-355-9911

office@hedderman.com

<https://hedderman.com/>



AIR QUALITY ASSESSMENT

1634A Park St
Houston, TX 77019

Jim Pinckley

APRIL 15, 2021



Inspector

David Koteles

TREC#22594 MAC#1584

281-355-9911

office@hedderman.com

TABLE OF CONTENTS

1: Air Quality	3
2: Purpose/Scope	4
3: Site Conditions	6
4: Limited Indoor Assessment Report	7
5: Laboratory Findings	9
6: Receipt Page	10
7: Service Agreement	11

1: AIR QUALITY

Information



Office: 281-355-9944
Fax: 281-355-9903

office@hdtexas.com
www.heddermanandson.com

04/13/2021

TO: Jim Pinckley

REF: AIR QUALITY SURVEY at 1634A Park St, Houston TX 77019

Dear Jim Pinckley:

At your request, air samples were collected using spore traps at the above address referenced site by Mr. David Koteles.

Air quality samples were taken both inside and outside the structure. Transmitted herewith are the results of the air quality test from the day of the assessment, along with our interpretation of the results.

The scope of our assessment and other important information, particularly in the area of dispute resolution should a question arise, is contained in our Service Agreement which has been included at the end of this report.

Thank you for asking Hedderman & Son Assessments, LLC to perform this important assessment work for you. If you have any questions after reviewing this report, please feel free to call me at my office.

At your service,

HEDDERMAN & SON ASSESSMENTS, LLC

David Koteles

MAC license #1584

2: PURPOSE/SCOPE

Information

INTRODUCTION

The purpose and scope of the assessment are detailed below, as well as in the executed Service Agreement at the end of this report. Also included are the limitations of the assessment.

PURPOSE

It is our purpose to provide information on the indoor air quality on the day of the assessment by taking a limited number of air samples and submitting them to a laboratory. It is not our purpose to provide discussions or recommendations concerning water penetration, vulnerabilities to water penetration, checking the interior of the house with a moisture meter, or the future maintenance of any part of the house, or to verify the adequacy and/or design of any component of the house. It is pointed out that other professionals may have contrasting opinions to those given in this report.

Hedderman and Son Assessments, LLC is a mold assessment consulting company and does not perform mold remediation services. All services performed by this firm are in accordance with the Texas Mold Assessment and Remediation Rules (TMARR).

The air quality samples that were obtained during this assessment only pertain to the living areas of the house and do not include wall, floor, or ceiling cavities, attic spaces, or crawlspaces. Indoor air quality and mold levels will change should the walls, floors, or ceilings be opened. Since the house was in a finished state, with no open wall, floor, or ceiling cavities, the results of this mold test only reflect the air quality and mold levels inside the house at the time of the assessment. It is pointed out that the presence of mold inside a house can rapidly change as the conditions inside the house change, including ventilation, temperature, humidity, etc. We are not responsible for future indoor air quality or mold levels.

The assessment performed on this house did not include any testing for or any attempts to identify the following: asbestos, lead-based paint, and the presence of radon or other naturally occurring materials. The test results for the air sample are provided by an independent accredited lab and we do not take responsibility for the test procedures or results of the lab. Any attempts to replicate the results of this test should be performed by a licensed Consultant who should obtain samples in the same areas as this test using comparable equipment. Any changes in the condition of the house, differing locations of the samples, or the use of differing equipment can result in different test results.

SCOPE

This is an air quality assessment and is limited to the following:

1. Obtaining air samples at areas of concern and/or random areas at the interior of the house as selected by the Consultant and/or the client. A control air sample will be taken at the exterior of the house for comparative purposes. This mold assessment report is provided strictly for the specific areas included in the scope of the assessment and is not intended to include any other areas inside the structure not included in the scope of this assessment. This air sample assessment is intended to be a limited "snapshot" of indoor air quality on the day of the assessment and at the specific locations tested.
2. Submitting the mold sample coupons to an approved and independent testing laboratory where they are analyzed and the results returned to Hedderman and Son Assessments, LLC. The test results will be added to our observations, and a report prepared in a timely manner.
3. A Zefon Bio-Pump will be used in conjunction with the Air-O-Cell cassettes to collect air samples both inside and outside the house. Each sample will be taken for 5 minutes at 15 liters/minute as is standard protocol. This allows a test sample of 75 liters of air from each tested area. The Air-O-Cell cassettes used will typically collect a wide range of airborne aerosols including mold spores, pollen, fibers, and inorganic particulates, etc. The outdoor sample is taken as a control, and the indoor samples are taken within the building envelope (the interior of the home above floors and below the ceilings). This does not include wall cavities, crawlspaces, nor attic locations.

LIMITATIONS OF LIABILITY

Because this is a limited assessment, we make no guarantee, express or implied, that our random air samples offer conclusive evidence that no problems exist with mold nor that the problems found were all inclusive. The Consultant has performed the tasks set forth above in a professional manner and consistent with industry standards. The Consultant, however, cannot guarantee and does not warrant that this limited assessment has revealed all adverse environmental conditions affecting this site. This firm, its employees and any divisions shall not be liable for nonvisible defects, unseen defects, undisclosed defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability and responsibility thereof. All parties concerned agree to hold harmless and indemnify this mold assessment company and/or Consultant involving any liabilities that may result.

It is the responsibility of the Owners of the evaluation site to disclose all known issues of prior water intrusion events and/or microbial growth issues. The Consultant cannot assume responsibility for the investigation of any unknown issues which are not brought to our attention prior to the commencement of our assessment. Also, the results reported and/or any opinions set forth in this report are solely for the benefit of the Client and may not be quoted or used by third parties.

3: SITE CONDITIONS

Information

Occupancy

Occupied

In Attendance

Seller, Air Quality inspector

Weather

Drizzle, Cloudy, Temperature -
70-80 degrees

Age of Home - HAR

According to HAR, the house was
built in 1985.

North-Rear

For the purpose of the inspection and report, NORTH will be assumed to be from the front of the house towards the rear.

Conditions in House

Ceiling Fans on prior to
sampling, Carpeting or Rugs
present, Furniture or Owners
belongings, Other people
present (going indoors and
outdoors), Communication with
outside air during sampling

4: LIMITED INDOOR ASSESSMENT REPORT

Information

Test Locations

Air samples were obtained at the following areas by the Consultant. The sample areas are chosen at the consultant's discretion. Samples are typically taken in high traffic areas or areas intended to provide the most significant data.

Air Quality Sample #1 - Outside Front



Air Quality Sample #2 - Primary Bedroom



Summary of Lab Results-Sample #2

Probability of Indoor Mold Source
- Low

Air Quality Sample #3 - Living Area



Summary of Lab Results-Sample

#3

Probability of Indoor Mold Source

- Low

Air Quality Sample #4 - Guest Room



Summary of Lab Results-Sample

#4

Probability of Indoor Mold Source

- Low

5: LABORATORY FINDINGS

Information

Laboratory Findings - No Excess Mold Concern

There was no evidence to support an excess mold concern in the tested areas. Laboratory analysis of the air samples collected did not indicate the presence of excessive indoor mold growth, and when compared to the outdoor air sample collected at the same time and at the same location, the airborne mold concentration levels were within acceptable tolerances.

It is emphasized that we recommend that any vulnerabilities to water penetration, leaks, or areas of high humidity be corrected to help inhibit future mold growth.

Useful Resources

Mold Resources, United States Environmental Protection Agency.
<http://www.epa.gov/mold/moldresources.html>

CLOSE

Opinions and comments stated in this report are based on the apparent performance of the items included within the scope of the assessment, at the time of the assessment. Performance standards are based on the knowledge gained through the experience and professional studies of the Consultant. There is no warranty or guarantee, either expressed or implied, regarding the habitability, and/or need for repair of any item inspected. All air sample test results are provided by an independent accredited lab and we do not take responsibility for the test procedures or results of the lab.

David Koteles

License #1584

Texas Firm Number: #1154

6: RECEIPT PAGE

Information



Office: 281-355-9944
Fax: 281-355-9903

office@hdttxas.com
www.heddermanandson.com

04/13/2021

TO: Jim Pinckley

REF: Inspection of the property at 1634A Park St, Houston TX 77019.

Total cost of inspection:	\$400
Total Paid:	<u>\$400</u>
Total Due:	- 0 -

7: SERVICE AGREEMENT

Information

For your records, following is the Service Agreement that you executed for this inspection.

HEDDERMAN & SON ASSESSMENTS, LLC

Office: 281-355-9944 Fax 281-355-9903
office@hdttxas.com www.heddermanandson.com

Air Quality Assessment Service Agreement

NOTICE: THIS AGREEMENT IS INTENDED TO BE A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

NAME OF CLIENT(S): Jim Pinckley

DATE OF INSPECTION: 04/13/2021

PROPERTY ADDRESS: 1634A Park St, Houston TX 77019

Purpose of Assessment:

It is our purpose to provide information on the indoor air quality on the day of the assessment by taking a limited number of air samples and submitting them to a laboratory for analysis. It is not our purpose to provide observations, discussions, or recommendations concerning water penetration, vulnerabilities to water penetration, checking the interior of the house with a moisture meter, or the future maintenance of any part of the house, or to verify the adequacy and/or design of any component of the house. It is pointed out that other professionals may have contrasting opinions to those given in this report.

Hedderman and Son Assessments, LLC is a mold assessment consulting company and does not perform mold remediation services. All services performed by this firm are in accordance with the Texas Mold Assessment and Remediation Rules (TMARR).

The air quality samples that were obtained during this assessment only pertain to the living areas of the house and do not include wall, floor, or ceiling cavities, attic spaces, or crawlspaces. Indoor air quality and mold levels will change should the walls, floors, or ceilings be opened. Since the house was in a finished state, with no open wall, floor, or ceiling cavities, the results of this mold test only reflect the air quality and mold levels inside the house at the time of the assessment. It is pointed out that the presence of mold inside a house can rapidly change as the conditions inside the house change, including ventilation, temperature, humidity, etc. We are not responsible for future indoor air quality or mold levels.

The assessment performed on this house did not include any testing for or any attempts to identify the following: asbestos, lead-based paint, and the presence of radon or other naturally occurring materials. The test results for the air sample are provided by an independent accredited lab and we do not take responsibility for the test procedures or results of the lab. Any attempts to replicate the results of this test should be performed by a licensed consultant who should obtain samples in the same areas as this test using comparable equipment. Any changes in the condition of the house, differing locations of the samples, or the use of differing equipment can result in different test results.

Scope of Assessment

This is an air quality assessment and is limited to the following:

1. Obtaining air samples at areas of concern and/or random areas at the interior of the house as selected by the Consultant and/or the client. A control air sample will be taken at the exterior of the house for comparative purposes. This mold assessment report is provided strictly for the specific areas included in the scope of the

assessment and is not intended to include any other areas inside the structure not included in the scope of this assessment. This air sample assessment is intended to be a limited "snapshot" of indoor air quality on the day of the assessment and at the specific locations tested.

2. Submitting the mold sample coupons to an approved and independent testing laboratory where they are analyzed and the results returned to Hedderman & Son Assessments, LLC. The test results will be added to our observations, and a report prepared in a timely manner.

3. A Zefon Bio-Pump will be used in conjunction with the Air-O-Cell cassettes to collect air samples both inside and outside the house. Each sample will be taken for 5 minutes at 15 liters/minute as is standard protocol. This allows a test sample of 75 liters of air from each tested area. The Air-O-Cell cassettes used will typically collect a wide range of airborne aerosols including mold spores, pollen, fibers, inorganic particulates, etc. The outdoor sample is taken as a control, and the indoor samples are taken within the building envelope (the interior of the home above floors and below the ceilings). This does not include wall cavities, crawlspaces, nor attic locations.

Limitations of Assessment

Because this is a limited assessment, we make no guarantee, express or implied, that our random air samples offer conclusive evidence that no problems exist with mold within the building envelope nor that the problems found were all inclusive. The Consultant has performed the tasks set forth above in a professional manner and consistent with industry standards. The Consultant, however, cannot guarantee and does not warrant that this limited assessment has revealed all adverse environmental conditions affecting this site. This firm, its employees and any divisions shall not be liable for non-visible defects, unseen defects, undisclosed defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability and responsibility thereof. All parties concerned agree to hold harmless and indemnify this mold assessment company and/or Consultant involving any liabilities that may result.

It is the responsibility of the Owners of the evaluation site to disclose all known issues of prior water intrusion events and/or microbial growth issues. The Consultant cannot assume responsibility for the investigation of any unknown issues which are not brought to our attention prior to the commencement of our assessment. Also, the results reported and/or any opinions set forth in this report are solely for the benefit of the Client and may not be quoted or used by third parties.

Re-inspections:

Hedderman and Son Assessments, LLC., typically does not perform re-inspections on the property. However, if we agree to return to the property, it is with the understanding that there will be an additional fee charged.

Dispute Resolution

In the event of a complaint concerning the assessment services provided, Client must notify Hedderman & Son Assessments, LLC. in writing of such complaint within ten (10) business days of the date of discovery and thereafter allow a prompt re-assessment of the item relating to the claimed condition. Client further agrees that client and its agents, employees or independent contractors will make no alterations, repairs or replacements to the claimed condition prior to a re-assessment by the Consultant. Failure to comply with this procedure shall constitute a complete bar and waiver of any and all claims client may have against Consultant related to the alleged act, omission or claimed condition.

LIMITATION OF LIABILITY:

In any event the Consultant fails to fulfill the obligations under this agreement, CLIENTS EXCLUSIVE REMEDY AT LAW OR IN EQUITY AGAINST CONSULTANT IS LIMITED TO A MAXIMUM RECOVERY OF DAMAGES EQUAL TO THE ASSESSMENT FEE PAID HEREIN. CLIENT VOLUNTARILY AGREES TO WAIVE THEIR RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, SECTION 17.41 ET SEQ. BUSINESS & COMMERCE CODE. This limitation of liability applies to anyone, including client, who is damaged or has to pay expenses of any kind, including attorney fees and costs. Client assumes the risk of losses greater than the refund of the fee paid herein. Client acknowledges that this limitation of liability is reasonable in view of the relatively small fee that Consultant charges for making the assessment when compared with the potential of exposure that Consultant might otherwise incur in the absence of such limitation of liability, and that a much higher fee would be charged if the Consultant were subject to greater liability.

Statute of Limitations

The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the Consultant, or its officers, agents, or employees MORE THAN ONE TWO YEARS AND ONE DAY AFTER THE DATE OF THE ASSESSMENT. TIME IS EXPRESSLY OF THE ESSENCE HEREIN. Client understands that this time period may be shorter than otherwise provided by law.

Acceptance of Report

By signing I confirm that I have read, understood, and agree to the above pre-assessment service agreement, and that I agree to be bound by these terms and conditions. In the absence of Client to sign this service agreement prior to or at the time of the assessment, then acceptance of the report and/or payment for the assessment shall constitute agreement with all of the terms of this agreement. The report to be prepared by Consultant shall be considered the final and exclusive findings of the Consultant regarding the assessment of the property. Client shall not rely on any oral statements made by the Consultant prior to issuance of the printed report.

NOTE: IF THE ASSESSMENT IS CANCELLED LESS THAN ONE FULL BUSINESS DAY BEFORE THE SCHEDULED TIME, THE BUYER WILL BE CHARGED ½ OF THE ORIGINAL ASSESSMENT FEE.

I HAVE READ AND ACCEPT THIS AGREEMENT