



## Mold Assessment Inspection Report

**Prepared For:** Joshua Amick,

**Concerning:** 6900 Hansen Blvd, Groves, TX 77619

**By:** Curtis Carr on Friday, October 6, 2023

In complying with your request, the HomeTeam Inspection Service has completed an Assessment at the above referenced property. Our report is enclosed.

The HomeTeam Inspection Service appreciates the opportunity to provide professional services to you.

If you have any questions, please contact The HomeTeam Inspection Service at 409-838-5440.

Respectfully submitted,

A handwritten signature in cursive that reads "Curtis Carr".

Curtis Carr

Mold Assessment Consultant  
Licensed by the Texas Department of Licensing and Regulation, Lic. # MAC 0494 (exp. 1-19-2023)

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## **1.0 Introduction**

The HomeTeam Inspection Service was hired by Joshua Amick to conduct an Assessment of the structure located at 6900 Hansen Blvd, Groves, TX.

### **1.1 Purpose**

The purpose of HomeTeams assessment was to determine the presence, extent and levels of microbial growth along with any unusual conditions in the structure that might be contributing factors.

### **1.2 Investigative Work**

HomeTeam visited the site on Friday, October 6, 2023. Our assessment consisted of a visual inspection, measurements of the inside and outside temperature, measurements of the inside and outside humidity, a moisture survey and a collection of spore trap samples.

### **1.3 Report Basis**

The conclusions contained in this report are based on information obtained during Home Teams assessment of the property. The following sources of information were used:

- We conducted a visual inspection of the interior and exterior of the structure.
- We conducted measurements of temperature and humidity on the interior and exterior of the structure.
- We collected spore trap samples during the assessment. The samples were sent to EHS Laboratories for analysis. Those laboratory results were reviewed for this report.

## **2.0 Investigative Work**

### **2.1 Property Description**

Through this report the terms “right” and “left” are used to describe the structure as viewed facing it from the street. The wood frame structure had siding on the exterior and sheetrock on the interior. There were asphalt-fiberglass shingles on the roof.

### **2.2 Interview**

We were informed by the client that the home had sustained water penetration from a previous plumbing leak and had been partially gutted in the kitchen and utility room. We were asked to do a Mold Assessment of the home.

## 2.3 Observations

All conditions are reported as they existed at the time of the inspection. A visual inspection and assessment of the structure was conducted to locate the presence of microbial growth and unusual moisture conditions. Moisture measurements were obtained through the use of a Tramex moisture meter. The moisture levels were determined by placing the moisture meter up against various surfaces. A meter reading of less than 17 % is considered normal or “dry”, readings of between 17 % and 20 % are considered elevated and readings of 20 % are considered high or “wet”.

- **(Temperature readings)** The temperature on the exterior of the structure was measured to be 82 °F at the time of the assessment. The temperature on the interior of the structure was measured to be 76 °F at the time of the assessment.
- **(Relative humidity)** The relative humidity on the exterior of the structure was measured to be 44 % at the time of the assessment. The relative humidity on the interior of the structure was measured to be 40 % at the time of the assessment.
- **(Moisture levels)** The moisture levels detected in the structure were found to be normal (12 - 14 %).
- **(Microbial growth)** Possible visible microbial growth was observed on the door to the utility room and in the right rear bedroom closet bathtrap.
- **(Other observations)**

## 2.4 Swab Sampling

Swab Samplings were taken during this inspection.

The purpose of swab sampling is to provide an identification of microbial / fungal spore growth concentrations on the interior surfaces.

Swab samples were taken from the door to the utility room and from the right rear bedroom closet bathtrap.

- The laboratory identified the growth on the door as Penicillium / Aspergillus group spores and Cladosporium spores.
- The laboratory identified the growth in the bathtrap as Penicillium / Aspergillus group spores.

In the opinion of this consultant there exists a “**red flag**” regarding the area(s) noted.

## 2.5 Spore Trap Air Sampling

Spore Trap Air Samplings were taken during this inspection.

The purpose of spore trap air sampling is to provide an approximate measurement of the air born microbial / fungal spore concentrations on the interior and the exterior of the structure.

Comparisons are made between the interior and exterior spore levels to form an opinion by the consultant of whether an unusual condition exists in the structure regarding microbial growth.

The overall total spore count was higher on the interior (14,000) than on the exterior (11,000). In the opinion of this consultant there exists a “**red flag**” regarding the interior levels of several molds.

There is a particular concern of the Penicillium / Aspergillus group spore count which detected a 11,000 count on the interior with a 1400 count on the exterior.

Conclusions and opinions are based upon the review of field data and/or laboratory results collected on 10/6/2023 at the above referenced property.

**The tests performed represent a picture in time and conditions in the property may change in the future.**

### **3.0 Conclusions**

After conducting an inspection for microbial growth, (possible mold was found on the door to the utility room and in the right rear bedroom closet bathtrap.

Swab samples were taken from the door to the utility room and from the right rear bedroom closet bathtrap.

- The laboratory identified the growth on the door as Penicillium / Aspergillus group spores and Cladosporium spores.
- The laboratory identified the growth in the bathtrap as Penicillium / Aspergillus group spores.

In the opinion of this consultant there exists a **“red flag”** regarding the area(s) noted.

Air samples were also taken. The laboratory testing results of those air samples showed that the overall total spore count was higher on the interior (14,000) than on the exterior (11,000). In the opinion of this consultant there exists a **“red flag”** regarding the interior levels of several molds.

There is a particular concern of the Penicillium / Aspergillus group spore count which detected a 11,000 count on the interior with a 1400 count on the exterior.

### **4.0 Limitations**

This assessment was conducted following standard practices and guidelines as outlined in the rules of the Texas Department of Licensing and Regulation. The HomeTeam Inspection Service was hired to provide a mold assessment only. A Protocol was **excluded** per agreement of the client and therefore was not included on this project and report. The submittal of this assessment report constitutes the conclusion of services provided by The HomeTeam Inspection Service to the client. The HomeTeam Inspection Service reserves the right to provide additional services for an additional fee at a future date if requested.

Regardless of how thorough an inspection / assessment may be conducted, it is always possible that additional areas containing microbial growth, moisture damage, elevated moisture content or other adverse conditions may be present, though not readily visible or accessible at the time of the inspection.

The findings represent conditions that were visible and in areas that were accessible at the time of the inspection. It is important to understand that building conditions such as indoor air quality, microbial growth and moisture intrusion can and do change on a daily basis and particularly after a catastrophic event, such as but not limited to, a storm or high winds. If additional information or evidence becomes available which may affect The HomeTeam Inspection Service's findings, we request the opportunity to evaluate the information and modify our findings as appropriate.

It is the opinion of The HomeTeam Inspection Service that we have met what is recognized as the accepted standards normally exercised by others in conducting a mold assessment of a structure. No warranty, expressed or implied, is made regarding the information contained in this report.

It is possible that mold may be present in areas that are not readily accessible or visible such as inside walls, ceilings or

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attics or in areas that are obstructed from view by objects such as appliances, furniture or stored items. For those Mold Assessments where a Certificate of Mold Damage Remediation is included, we are only able to document the lack of signs or evidence of mold damage in those areas that are accessible and visible at the time of the inspection.

All conditions are reported as they existed at the time of the inspection. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. This is not a code inspection report. This report does not address the insurability of the property. Insurance items such as wind storm coverage are not within the scope of the inspection. Identifying items included in manufacturer recalls are not within the scope of the inspection. Acceptance and/or use of this report implies acceptance of the Mold Inspection Agreement and the terms stated therein. Defective items listed in this report should be repaired prior to closing if the building is involved in a Real Estate sale. The client named at the beginning of this report has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

**Appendix A: Site Photos**

**Photo 1**



address

**Photo 2**



exterior air sample

**Photo 3**



interior air sample

**Photo 4**



kitchen partially gutted

**Photo 5**



utility room partially gutted

**Photo 6**



swab sample taken from door

Photo 7



swab sample taken from bathtrap



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**Appendix B: Laboratory Results**

See Attached.