



Mold Assessment Report

John Doe

1234 Austin Ave

Austin, TX 78701

AMT Project #123456

Daniel R. Kline

Mold Assessment Consultant

Texas Department of Licensing and Regulation

License # MAC1705, Expires 07/27/2024

Re: Mold Assessment Report
1234 Austin Ave.
Austin, TX 78701
AMT Project #:123456

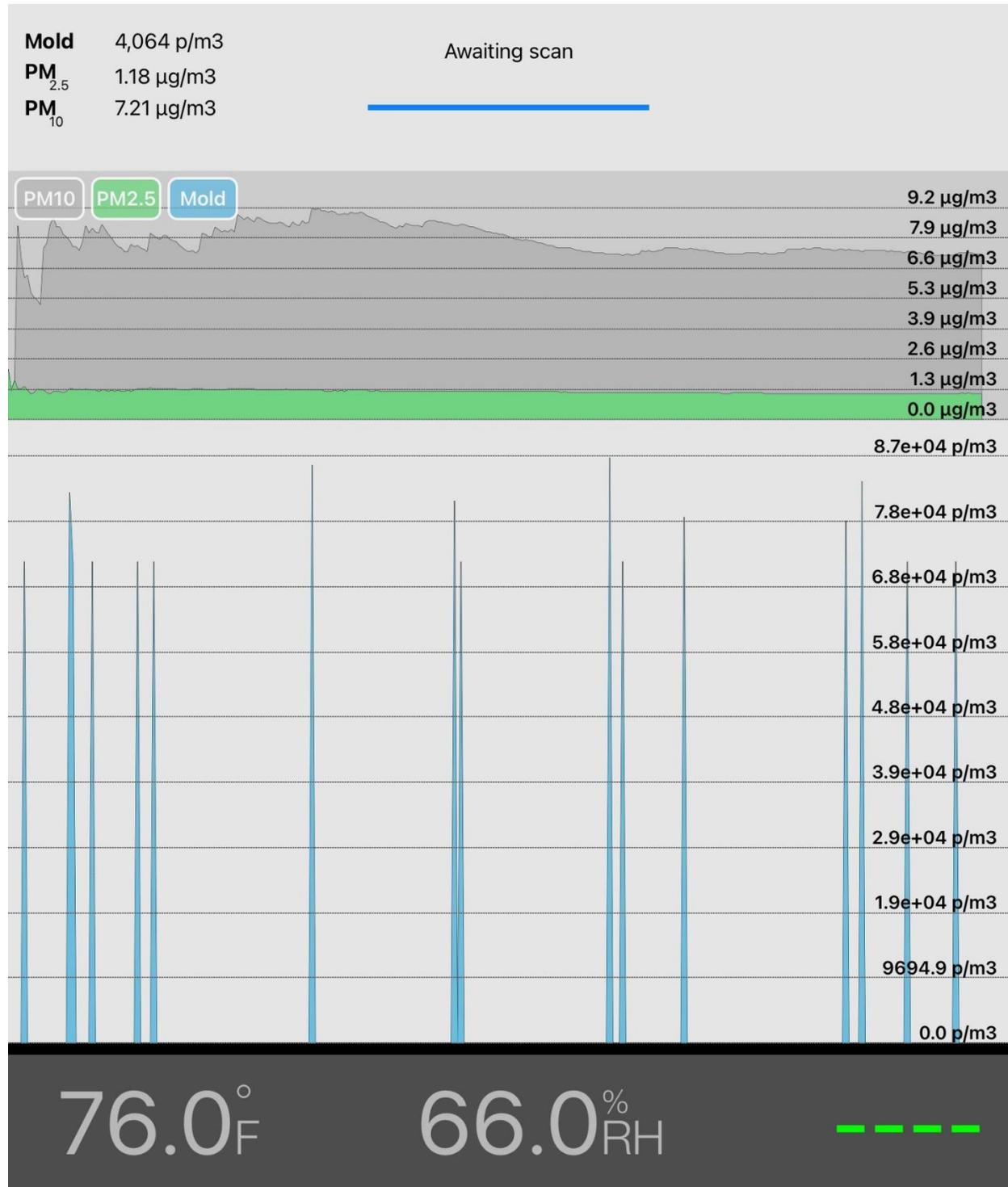
Mr. Doe,

As requested, Austin Mold Testing ("AMT") has performed a Mold Assessment at the address mentioned above. The purpose of the assessment was to determine if/and where mold/fungi matter is present within the structure. The following are the findings of the assessment.

1. Damage was observed on the ceiling in the living room. The likely cause is warm attic air penetrating the living space and mixing with the cold air causing condensation on the drywall.
2. Damage was observed behind the vanity in the master bathroom, and a leak at the shower door. It is possible that the shower is leaking into the master closet.
3. Damage was observed underneath, on side panels, and the toe kicks of the lower kitchen cabinets.
4. The dryer exhaust vent leaks, a fire hazard that should be repaired immediately.
5. Damage was observed below the window to the left of the fireplace in the dining room.
6. Damage was observed on the ceiling in bedroom 1. The ceiling was wet during the inspection and was likely from an HVAC drain pan overflow.
7. Staining was observed on the ceiling and walls in bathroom 2 from excess humidity in the bathroom during and after showers. The tile floor was wet due to an angle-stop leak. The shower is leaking at the curb.

Air Sampling:

At the time of the inspection the outside mold count was 4,064 p/m³. The fine particle count was 1.18 µg/m³ and the coarse particle count was 7.21 µg/m³.



GREEN ROOMS

These rooms had airborne mold concentrations that we would expect to find in a structure under normal conditions. The airborne mold in your property was not significantly higher in concentration or different in ecology than we would expect to find in a structure under normal conditions.

Room	Room Volume (ft3)	Mold Concentration
Living Room	1000 ft3	6,600 p/m3
Kitchen	1000 ft3	2,395 p/m3
Master Bathroom	500 ft3	9,019 p/m3
Bathroom #2	500 ft3	10,463 p/m3
Laundry Room	1000 ft3	13,021 p/m3
Dinning	1000 ft3	7,459 p/m3

YELLOW ROOMS

These rooms had airborne mold concentrations that were higher in concentration and / or different in ecology than we would expect to find in a structure under normal conditions. These levels suggest that these rooms may benefit from additional inspection.

Room	Room Volume (ft3)	Mold Concentration
Master Bedroom	1000 ft3	4,613 p/m3
Office	1000 ft3	7,704 p/m3

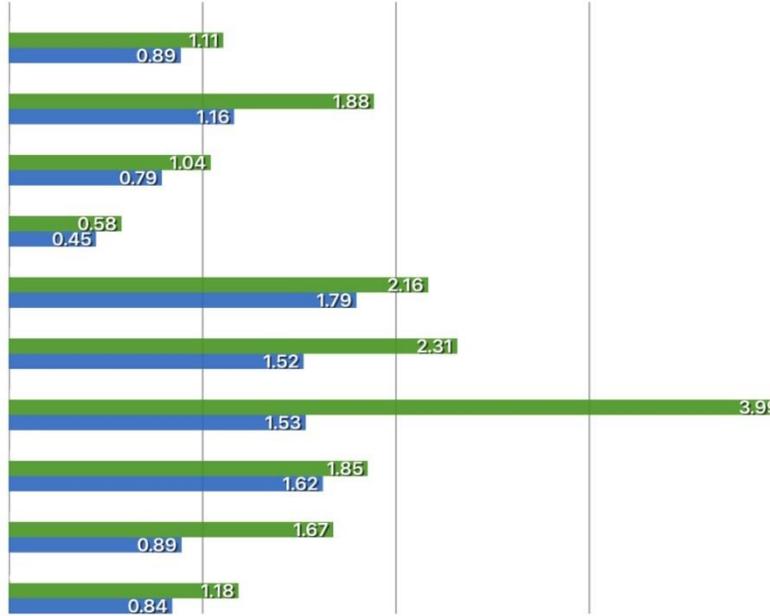
RED ROOMS

These rooms had airborne mold concentrations that were significantly higher and / or significantly different in ecology than we would expect to find in a structure under normal conditions. These levels suggest that these rooms require additional inspection.

Room	Room Volume (ft3)	Mold Concentration
Bedroom #1	1000 ft3	7,572 p/m3
Master Closet	500 ft3	7,981 p/m3

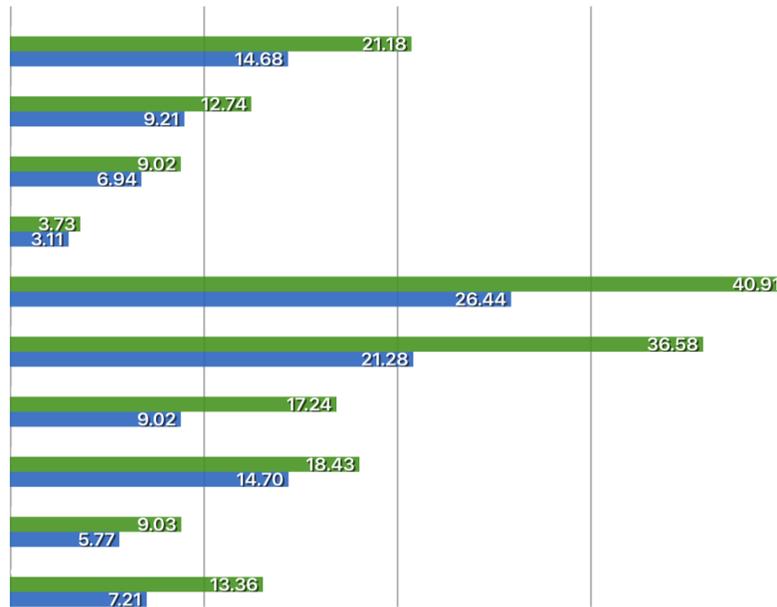
SCAN-BY-SCAN COMPARISON OF FINE AIRBORNE PARTICLES (PM_{2.5})

The EPA NAAQS (National Ambient Air Quality Standards) define the amount of fine particles (smaller than 2.5 microns) that is acceptable for ambient air. The current PM_{2.5} standard is 35 µg/m³. The graph below displays the total fine particles in green and the subset of biological fine particles in blue for each scan.



SCAN-BY-SCAN COMPARISON OF COARSE AIRBORNE PARTICLES (PM₁₀)

The EPA NAAQS (National Ambient Air Quality Standards) define the amount of coarse particles (smaller than 10 microns) that is acceptable for ambient air. The current PM₁₀ standard is 150 µg/m³. The graph below displays the total coarse particles in green and the subset of biological coarse particles in blue for each scan.



Conclusion:

In general, the industry-standard calls for fungi counts within structures to be less than the counts outside the structure. Using this standard, based on the total fungi counts, the air quality within the Master Bedroom, Master Closet, Office, and bedroom 1 tested do not fall within the normal range.

Recommendations:

See the remediation protocol below.

MOLD REMEDIATION PROTOCOL

1234 Austin Ave

Introduction:

Based on the assessment performed by Austin Mold Testing ("AMT") 1234 Austin Ave, Austin TX 78701 on xx/xx/23, mold-affected materials were identified within the building. The following Protocol outlines the work to investigate and, if needed, remediate the affected areas.

This Mold Remediation Protocol ("Protocol") is based on a visual inspection of the affected areas and sampling data collected by AMT. The full extent of the affected areas is not explicitly delineated and may extend beyond the areas identified in this Protocol. The Protocol may be amended during the project should additional areas of affected materials be identified. This work plan is an adaptation of the ANSI/IICRC S520 "Standard and Reference Guide for Professional Mold Remediation" and was prepared per the Texas Department of Licensing and Regulations "Mold Assessors " Remediators Administrative Rules."

The Texas Asbestos Health Protection Rules (25 TAC § 295.31 -73) state that an asbestos survey is required to be performed by a person licensed by the Department of State Health Services before the commencement of renovation or demolition activities which could disturb asbestos-containing materials within a public building.

This mold remediation protocol has been prepared by Daniel R. Kline of Austin Mold Testing. MAC License # 1705 (exp. 07/27/2024).

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Daniel R. Kline

1. Regulatory Requirements

- a. At the time of AMT's inspection, it appeared that the total square foot of mold-affected materials is **less than 25 contiguous square feet.**
- b. The mold remediation contractor or company shall notify the Assessment Consultant when mold contamination affects a total surface area of 25 contiguous square feet or more.

2. Methods

- a. The remediation contractor shall prepare a mold remediation work plan per the mold remediation protocol. The mold remediation work plan shall be provided to the client and MAC no less than one calendar day before the mold remediation preparation begins.
- b. The remediation contractor shall provide the client with the Consumer Mold Information Sheet (CMIS) no less than one calendar day before the mold remediation preparation begins.
- c. On-site records shall consist of a current copy of the mold remediation work plan, mold remediation protocol, and a list of the names and licenses or registration numbers of all individuals working on the remediation project.

3. General Guidelines

- a. Removed materials shall be placed in a minimum of 6-millimeter-thick disposable bags or wrapped in 6-millimeter-thick plastic within the containment area. The outside of each bag shall be HEPA vacuumed and damp-wiped with a water and detergent solution before removing from the containment area.
- b. Any mold-contaminated structural materials may be left in place; however, mold contamination must be controlled. The method of control will be determined by the consultant based on the specific conditions encountered. The Contractor shall notify the consultant immediately if structural damage arises.
- c. No structural materials shall be removed that would compromise the structural integrity of the building.
- d. After removing and cleaning all affected materials, all surfaces within the containment area shall be HEPA vacuumed and damp-wiped with a water and detergent solution.

- e. Once final clearance within the containment area is obtained, the Contractor shall remove the containment barriers.

4. Cleaning Procedures

- a. All non-porous surfaces must be HEPA vacuumed and damp-wiped with a water and detergent solution.
- b. Salvageable porous materials such as, but not limited to, upholstery, carpeting/rugs, and draperies shall be steam cleaned and dried.
- c. Porous water damaged materials such as, but not limited to, drywall, baseboard, insulation, and trim shall be removed and discarded.

5. Work Area Containment and Preparation

- a. The containment must prevent the spread of mold to areas outside the containment.
- b. Supply and return air vents must be contained, and air pressure within the containment must be lower than the pressure in the building outside of containment.
- c. Operation of equipment to recirculate air inside of containment without maintaining negative air pressure may be conducted when the specific conditions, phases, and periods during which it may or must occur are specified in the mold remediation protocol.
- d. Operation of equipment to recirculate air inside of containment without maintaining negative air pressure is prohibited during active mold remediation activity periods.
- e. Notice signs must be displayed continuously during the period in which active mold remediation is ongoing.
- f. No person shall remove or dismantle any containment structures or materials from a project site before receipt by Austin Mold Testing that the project has achieved clearance as described under section 10.

6. PPE

- a. The remediation contractor or company shall provide the specified PPE to all individuals who engage in remediation activities and who will, or are anticipated to, disturb, or remove mold contamination.
 - i. A minimum of a half-face respirator with N-95 filters
 - ii. Protective coveralls with head and foot coverings
 - iii. Rubber gloves
 - iv. Eye protection

7. Disinfectants, biocides, and antimicrobial coatings

- a. A disinfectant, biocide, or antimicrobial coating shall be registered by the United States Environmental Protection Agency (EPA) and used consistently with the manufacturer's labeling instructions.

8. Scope of Work

- a. **Work area 1 – Living Room**
 - i. Remove all contents from the work area.
 - ii. Install critical barriers with a decontamination chamber.
 - iii. Cover all air vents and returns in the work areas with 6 millimeter plastic.
 - iv. Establish negative air pressure.
 - v. **Remove the affected wallboard and insulation 2' in all directions past any visible water/mold damage. (See remediation drawing) Approximately 150sqft.**
 - vi. Investigate the exposed wall cavities and remove additional materials as needed.
 - vii. Clean all exposed structural components with abrasive cleaning methods. (Sanding or wire brushing)
 - viii. Clean all surfaces within the work area by HEPA vacuuming and damp wiping with a mild detergent or EPA registered antimicrobial.
 - ix. Thoroughly dry all building materials.

b. Work area 2 – Kitchen and Dining Room

- i. Remove all contents from the work area.
- ii. Install critical barriers with a decontamination chamber.
- iii. Cover all air vents and returns in the work areas with 6 millimeter plastic.
- iv. Establish negative air pressure.
- v. **Remove the affected wallboard and insulation 2' in all directions past any visible water/mold damage. (See remediation drawing) Approximately 8sqft.**
- vi. Investigate the exposed wall cavities and remove additional materials as needed.
- vii. **Remove cabinet toe kicks and the baseboard behind the refrigerator and inspect for additional damage. If additional damage is observed remove the affected materials 2' in all directions past any visible water/mold damage. (see remediation drawing) Approximately 20 linear feet.**
- viii. Clean all exposed structural components with abrasive cleaning methods. (Sanding or wire brushing)
- ix. Clean all surfaces within the work area by HEPA vacuuming and damp wiping with a mild detergent or EPA registered antimicrobial.
- x. Thoroughly dry all building materials.

c. Work Area 3 – Master Bedroom, Bath, and Closet

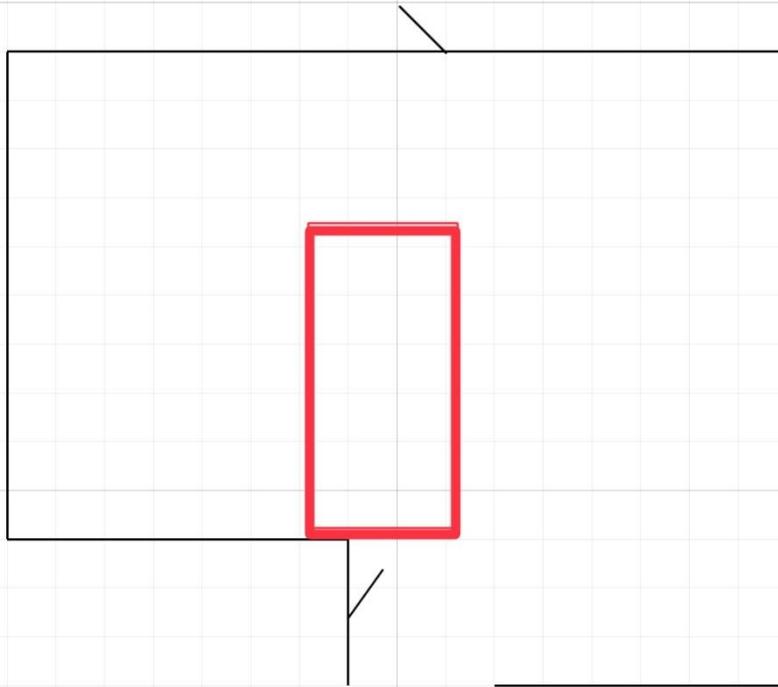
- i. Remove all contents from the work area.
- ii. Install critical barriers with a decontamination chamber.
- iii. Cover all air vents and returns in the work areas with 6 millimeter plastic.
- iv. Establish negative air pressure.
- v. **Remove the affected wallboard and insulation 2' in all directions past any visible water/mold damage. (See remediation drawing) Approximately 15 sqft.**
- vi. Investigate the exposed wall cavities and remove additional materials as needed.
- vii. **Remove the baseboards and inspect for additional damage. If additional damage is observed remove the affected materials 2' in all directions past any visible water/mold damage. (see remediation drawing) Approximately 20 linear feet.**
- viii. Clean all exposed structural components with abrasive cleaning methods. (Sanding or wire brushing)
- ix. Clean all surfaces within the work area by HEPA vacuuming and damp wiping with a mild detergent or EPA registered antimicrobial.

- x. Thoroughly dry all building materials.
- d. Work Area 4 – Bedroom 1 and Bathroom 2
- i. Remove all contents from the work area.
 - ii. Install critical barriers with a decontamination chamber.
 - iii. Cover all air vents and returns in the work areas with 6 millimeter plastic.
 - iv. Establish negative air pressure.
 - v. Remove the affected wallboard, tile, and insulation 2' in all directions past any visible water/mold damage. Bedroom – ceiling. Bathroom – wall above time wall. (See remediation drawing) Approximately 200 sqft.
 - vi. Investigate the exposed wall cavities and remove additional materials as needed.
 - vii. Remove the baseboards and inspect for additional damage. If additional damage is observed remove the affected materials 2' in all directions past any visible water/mold damage. (see remediation drawing) Approximately 10 linear feet.
 - viii. Remove the crown molding and inspect for additional damage. If additional damage is observed remove the affected materials 2' in all directions past any visible water/mold damage. (see remediation drawing) Approximately 30 linear feet.
 - ix. Remove the tile floor to clean, treat, and dry the subfloor below it. (See remediation drawing) Approximately 10 sqft.
 - x. Clean all exposed structural components with abrasive cleaning methods. (Sanding or wire brushing)
 - xi. Clean all surfaces within the work area by HEPA vacuuming and damp wiping with a mild detergent or EPA registered antimicrobial.
 - xii. Thoroughly dry all building materials.
- e. Work area 5 – Office
- i. Remove all contents from the work area.
 - ii. Install critical barriers with a decontamination chamber.
 - iii. Cover all air vents and returns in the work areas with 6 millimeter plastic.
 - iv. Establish negative air pressure.
 - v. Clean all surfaces within the work area by HEPA vacuuming and damp wiping with a mild detergent or EPA registered antimicrobial.
 - vi. Thoroughly dry all building materials.

9. Final Clearance

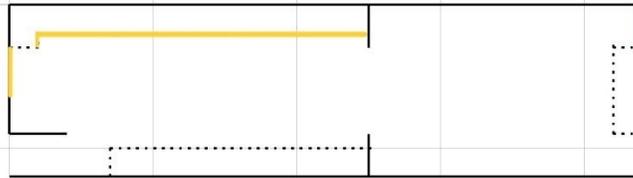
- a. Austin Mold Testing shall conduct a post-remediation assessment consisting of visual, procedural, and analytical methods.
- b. Final clearance shall be achieved when the work area is visually clean, and mold concentrations have been reduced to an acceptable level.
- c. At least one air sample will be collected in each work area and at least one outside air sample. Clearance will be achieved if the inside sample(s) has less than one-half the mold spores than outside air and has the same diversity.
- d. At least one tape and/or swab sample will be collected in each work area. Samples must be at trace level or below for clearance to be achieved.
- e. Containment shall stay in place until the clearance is achieved. All HEPA filtration devices shall be turned off 4 hours before the inspection.
- f. **The underlying cause of the mold shall be remediated so that it is reasonably certain that the mold will not return from that remediated cause.**
- g. Not later than ten calendar days after the project stop-date, the licensed remediation contractor or company shall provide a Certificate of Mold Damage Remediation to the property owner on a form adopted by the Texas Department of Licensing and Regulation.

Living Room Remediation Drawing



Remove the affected wallboard and insulation 2' in all directions past any visible water/mold damage. Approximately 150sqft.

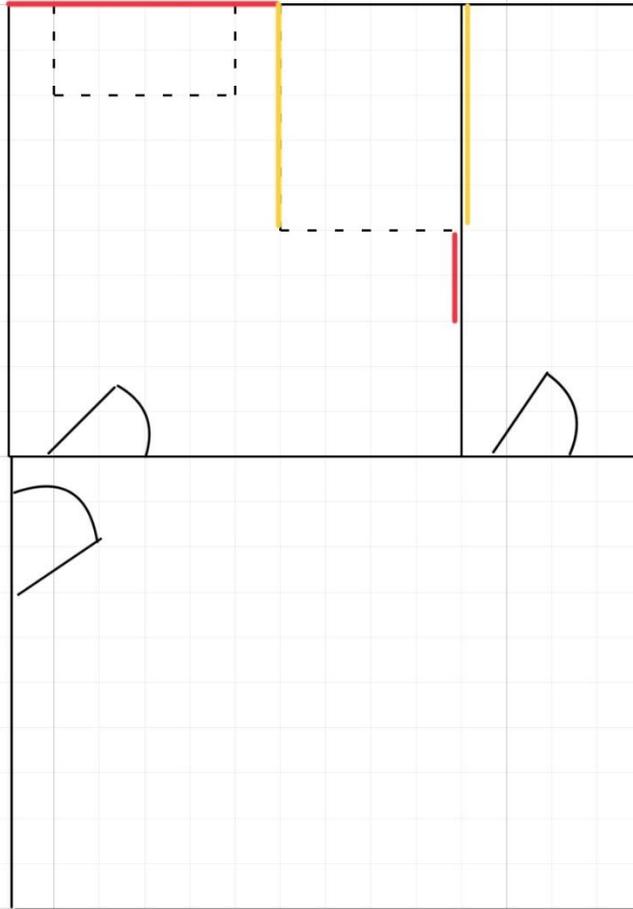
Kitchen/Dinning Remediation Drawing



Remove the affected wallboard and insulation 2' in all directions past any visible water/mold damage. Approximately 8sqft.

Remove cabinet toe kicks and the baseboard behind the refrigerator and inspect for additional damage. If additional damage is observed remove the affected materials 2' in all directions past any visible water/mold damage. Approximately 20 linear feet.

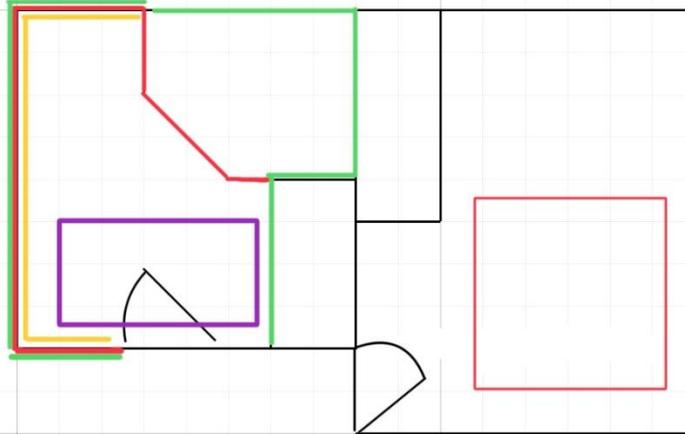
Master Bathroom, Bedroom, Closet Remediation Drawing



Remove the affected wallboard and insulation 2' in all directions past any visible water/mold damage. Approximately 15 sqft.

Remove the baseboards and inspect for additional damage. If additional damage is observed remove the affected materials 2' in all directions past any visible water/mold damage. Approximately 20 linear feet.

Bedroom 1 and Bathroom 2 Remediation Drawing



Remove the affected wallboard, tile, and insulation 2' in all directions past any visible water/mold damage. Bedroom – ceiling. Bathroom – wall above time wall. Approximately 200 sqft.

Remove the baseboards and inspect for additional damage. If additional damage is observed remove the affected materials 2' in all directions past any visible water/mold damage. Approximately 10 linear feet.

Remove the crown molding and inspect for additional damage. If additional damage is observed remove the affected materials 2' in all directions past any visible water/mold damage. Approximately 30 linear feet.

Remove the tile floor to clean, treat, and dry the subfloor below it. Approximately 10 sqft.