



HOWARD ENVIRONMENTAL LLC TDLR #ACO1264

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<https://www.howardenvironmental.com>



ASSESSMENT REPORT

506 W Main St
Weimar, TX 78962

Weimar Independent School District

07/28/2026



Inspector

William Rivers

Mold Assessment Consultant TDLR #MAC2022 Exp

02/15/2028

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ITEMS INSPECTED



RECOMMENDATION



ENVIRONMENTAL HAZARD

SUMMARY

-  2.1.1 Observed Damages - Interior: Suspected Mold Growth
-  2.1.2 Observed Damages - Interior: Water Impacted Materials
-  2.1.3 Observed Damages - Interior: Water Intrusion
-  2.1.4 Observed Damages - Interior: Impacted HVAC Supply Components
-  3.1.1 Laboratory Results - Laboratory Results: Elevated Findings (Air)
-  3.1.2 Laboratory Results - Laboratory Results: Unusual Findings (Surface)

1: ASSESSMENT INFORMATION

Information

Assessment Date 07/07/2026	Assessment Scope Commercial Space	Occupancy Furnished
Type of Building School	Foundation Type Slab-on-Grade	Exterior Wall Materials Brick Masonry
Interior Finish Drywall, FRP, Concrete	Utility Status - Water Only Water - On	Weather Conditions Cloudy
Outdoor Temperature (Fahrenheit) 85°F-95°F	Outdoor Relative Humidity (RH%) 60%-70%	Indoor Temperature (Fahrenheit) 85°F-95°F
Indoor Relative Humidity (RH%) 40%-50%, 50%-60%		

Limited Assessment

A visual inspection of the interior of this property was performed in areas that were specified by the client as a Limited Assessment.

The Limited Assessment does not include a visual examination of the entire building, but is limited to a specific area of the building identified and described by the inspector. As a result, moisture intrusion, water damage, musty odors, apparent mold growth, or conditions conducive to mold growth in other areas of the building may not be inspected.

The inspector shall describe:

- the room or limited area of the building in which the Limited Mold Inspection is performed.

The inspector shall perform:

- a limited non-invasive visual examination of the readily accessible, visible, and installed systems and components located only in the room or limited area.
- mold samples according to the IAC2 Mold Sampling Procedures.

The inspector shall report:

- moisture intrusion,
- water damage,
- musty odors,
- apparent mold growth, or
- conditions conducive to mold growth; and
- results of a laboratory analysis of all mold samplings taken at the building.

NOTE: This assessment report does not serve as a remediation protocol.

In Attendance

Mold Assessment Consultant (MAC), Property Manager

Due to safety and privacy concerns, Howard Environmental LLC will not conduct an inspection if an individual under the age of 18 years is present without an adult present as well.

2: OBSERVED DAMAGES

Information

Interior: Cause of Moisture Damage and/or Mold Impact

Plumbing Failure, Elevated Relative Humidity, HVAC Deficiencies

When a moisture presence is detected in building materials, there is the potential for mold growth. When a moisture presence has been trapped/retained in building materials beyond 48 hours, the potential for mold growth further increases. As the moisture content of building materials change due to increased wetting and decreased wetting and drying out stages, various mold genus/species will begin and end mold spore growth. The amplification of spore growth due to moisture results in a visible mold colony. Mold spores are typically in the 1 – 10 micron size diameter.

When moisture is removed from a mold colony (whether from natural drying or forced drying), the mold colony remains. As a mold colony dries, millions of hyphae stalks are grown upon which the mold spore is produced. This is the natural process of mold propagating their species. Should moisture in the form of a liquid or humidity (at a level favorable for growth), return the following week, month, year, or century, then the viable mold spores can grow to increase the prior colony.

Typical factors that affect mold growth include (but are not limited to):

- The amount of water present.
- The frequency of water source (one time leak or slow leak over extended time).
- The type of food source (substrate) for the mold.
- The water affinity (ability to absorb moisture) of the substrate.
- The genus and species of naturally occurring background mold spores present.
- The temperature range present.

As factors/conditions change, various genus/species of molds may grow in a colony. When moisture is removed from a mold colony, the mold remains. The absence of moisture does not equate to the absence of mold. It is important to realize that when a prior water issue within a property has resulted in prior mold colonies – these prior mold colonies remain an undesirable presence indefinitely and can represent a health issue to occupants.

The Texas Mold Regulations do not specify different procedures for different types of mold. The policy of “universal precautions” is taken in which maximum precautions are taken in the remediation process while assuming all mold is hazardous. The specific type (genus-species) of ambient mold(s) present in an entire property may not need to be determined when the defined water penetration areas are known. Each mold case should be evaluated on its own merits concerning the extent of mold sampling. The Texas Mold Regulations do not require the State licensed Mold Assessment Consultant to perform mold sampling when his professional experience indicates mold is typically present.

Interior: Musty Odor

A musty odor was observed in the area. Musty odors may indicate the presence of mVOCs, but may not be directly correlated with elevated spore levels within the ambient air.

Interior: Greater than 25sqft of Remediation

Pursuant to 16 TAC § 78.150, mold remediation in areas greater than 25 contiguous square feet must be performed by a licensed Mold Remediation Contractor (MRC). The MRC is responsible for carrying out the work in accordance with a Mold Remediation Protocol issued by a licensed Mold Assessment Consultant (MAC). This includes addressing all identified water-damaged or mold-impacted building materials, establishing containment, implementing engineering controls, and completing cleaning and/or removal as directed in the protocol.

Assessment of Area Extent – Notification Requirement (April 2025 TDLR Guidance)

Based on the Texas Department of Licensing and Regulation (“TDLR”) Mold Monitor bulletin published in April 2025, the threshold for mandatory notification is when the mold remediation area—which refers to the total surface material requiring cleaning or removal—measures 25 contiguous square feet or more. The observed remediation area exceeds this threshold, thereby requiring submission of a mold remediation notification to TDLR in accordance with 16 TAC § 78.110(a).

NOTE: Please see [TDLR Mold Monitor - April 25](#) for clarification on notification requirements.

Observations

2.1.1 Interior

**Environmental Hazard**

SUSPECTED MOLD GROWTH

Suspected mold growth within a residential structure refers to conditions where visible discoloration, staining, fungal-like growth, musty odors, or water-damaged materials suggest possible microbial presence.

- Porous materials are more likely to absorb moisture and are more susceptible contamination.
- Non-porous surfaces may also support growth from dust or condensation but are often salvageable.
- Hidden growth can occur behind walls, under flooring, or in other concealed areas.
- Some impacted materials can be restored, while others may require replacement depending on severity.
- Remediation may include containment, cleaning, removal of damaged materials, and correction of the moisture source.

Laboratory results will yield further information. If laboratory results confirm a mold issue is present, it is recommended that a **Protocol** be drafted for a licensed **Mold Remediation Contractor** (MRC) to perform.

Please see Initial Lab Results and Photo Documentation for specifics.

2.1.2 Interior

**Recommendation**

WATER IMPACTED MATERIALS

Water-impacted materials within a residential structure are materials that have been exposed to moisture intrusion, elevated humidity, condensation, leaks, flooding, or long-term damp conditions at any point in time. Even when current moisture meter readings are within normal ranges, prior water exposure may still be relevant due to the potential for hidden damage, microbial amplification, or residual conditions favorable to mold growth. Assessment of water-impacted materials often includes not only moisture measurements, but also visual observations, occupant history, odor, material condition, prior repairs, and laboratory findings when appropriate.

Staining, warping, swelling, delamination, rusting, or material deterioration can indicate historical moisture impact.

Porous materials are particularly vulnerable because they can absorb and retain moisture, creating conditions suitable for fungal growth during or after a water event.

Mold may colonize materials during a previous water impact event and remain once the material dries.

Materials previously impacted by water may be more vulnerable during future humidity or moisture events.

Please see Photo Documentation for specifics.

2.1.3 Interior

**Recommendation**

WATER INTRUSION

Water intrusion occurs when moisture penetrates the building envelope through deficiencies such as roof leaks, damaged siding, failed sealants, cracks, window or door gaps, or improper drainage. Once inside, water can migrate into walls, ceilings, flooring, and concealed cavities, causing damage to building materials over time. Repeated or prolonged intrusion may lead to deterioration, structural concerns, and conditions favorable to mold growth. Prompt correction of the exterior entry point is important to prevent continued interior impact.

Please see Photo Documentation for specifics.

2.1.4 Interior



Environmental Hazard

IMPACTED HVAC SUPPLY COMPONENTS

Mold within the HVAC supply components, such as the supply plenum, ducting, and/or registers, usually signals a chronic moisture problem or significant water damage.

- **Condensation Issues:** If the plenum isn't properly insulated, the temperature difference between the cold conditioned air inside and the warm air outside can cause "sweating" (condensation) on the interior or exterior surfaces.
- **Dirty Evaporator Coils:** If coils are clogged with dust, the airflow is restricted, causing the temperature to drop and more condensation to form. This water can be "pulled" or blown into the plenum by the blower fan.
- **Clogged Condensate Drain:** If the primary drain line or drip pan is backed up, water can overflow directly into the plenum cabinet.
- **Accumulated Dust and Debris:** Over time, skin cells, pet dander, and organic dust bypass the filter and settle in the plenum. When combined with moisture, this "bio-film" becomes a nutrient-rich substrate for mold.

Laboratory results will yield further information. If laboratory results confirm a mold issue is present, it is recommended that a **Protocol** be drafted for a licensed **Mold Remediation Contractor** (MRC) to perform.

Please see Initial Lab Results and Photo Documentation for specifics.

3: LABORATORY RESULTS

Information

Laboratory Results: Sampling Methodology

Air-O-Cell Air Sampling Methodology:

A Zefon Bio-Pump or Buck BioAire air pump with calibration set at a flow rate of 15 liters per minute is utilized to conduct airborne mold sampling. The Air-O-Cell air quality sampling device is a particulate sampling cassette designed for the rapid collection and analysis of a wide range of airborne aerosols including mold spores, pollen, insect parts, and skin fragments. This methodology is the preferred detection procedure for airborne *Stachybotrys* spp. This technique does not allow for the differentiation between *Aspergillus* and *Penicillium* spores. A known volume of air (75 liters) is drawn through the Air-O-Cell. The recommended 5 minute indoor sampling time is utilized. An outdoor reference sample (5 minute sampling time) is obtained for sample comparison. The cassette is sealed and transported to the state licensed lab for analysis

WallCheck Sampling Methodology:

The WallChek is specifically used to evaluate wall cavities for microbial activity. A one-half inch hole is hand drilled through the sheetrock. An Air-O-Cell cassette is attached onto the WallChek device. The tube end of the WallCheck is inserted into the wall cavity. A small rubber grommet located over the tubing is positioned in the half-inch hole to prevent outside air from entering the inner wall cavity sampling area. The air sample is obtained by pulling air from inside the wall cavity with a Zefon mini pump for 2 minutes (calibrated at 15 liters per minute with an Air-O-Cell calibrator). The cassette is sealed and transported to the state licensed lab for analysis.

Tape Slide Sampling (Surface Fungal Evaluation) Methodology:

Tape slide samples are utilized to obtain direct physical contact with a surface to obtain individual fungal spores and mycelial fragments. The tape slide samples are obtained and bagged and sent to the state licensed lab for identification of fungal spores and mycelial fragments. The tape slide is a glass slide with an adhesive surface. The lab results consist of the genus with growth or non-growth status in the order of magnitude observed. The highest order of magnitude in listed first in the results. Any archived tape samples are kept in secure chain of custody storage until such time as needed for analysis.

Laboratory Results: Information on Sampling Results

All samples obtained were mailed to Mycotech Biological for analysis, the results of which are attached to this report. It is important that you read through the lab report carefully to understand the mold spore findings based on the samples obtained, as well as the possible implication of these findings. All samples are assigned a unique number and are provided with required chain-of-custody documentation.

The presence (or absence) of three "indicator molds" (*Aspergillus*-*Penicillium*, *Chaetomium*, and *Stachybotrys*) are used heavily in evaluating the seriousness of mold growths found to be present after a water issue. These indicator molds, known for their negative health impact, tend to be prolific after water damage when the moisture is not removed promptly. Many times, the impacted wet areas are not detected/discovered until building materials have been wet for an extended period of time. The longer building materials are wet, the more likely for mold growth.

Laboratory Results: Limited Samples Collected

A limited number of indoor air samples were collected in accordance with client specifications. Sampling locations and quantities were selected based on the scope defined by the client, rather than a comprehensive survey of the entire structure.

Laboratory Results: Ambient Air Sampling Data

Ambient Air Sample(s) Collected

Ambient air sampling for mold was conducted using the Air-O-Cell® cassette method to assess the concentration and types of airborne mold spores present in open areas of the dwelling at the time of sampling. Air-O-Cell cassettes were connected to a calibrated air sampling pump, drawing a measured volume of air across an adhesive collection surface within the cassette. The collected particulates were then sealed, labeled, and submitted to an accredited laboratory for microscopic analysis.

The collected particulates were sealed, labeled with the sampling location and date, and submitted to an accredited laboratory for microscopic analysis. Ambient air sampling should not be used as the sole means of evaluating microbial activity within a dwelling. Accordingly, these air samples were collected in conjunction with a visual inspection for evidence of moisture intrusion and suspect mold growth, ensuring a more comprehensive assessment of the property's indoor environmental conditions.

For the full details of the lab analysis, see attached lab report.

Laboratory Results: Cavity Air Sampling Data

Cavity Air Sample(s) Collected

Cavity air sampling for mold was conducted to evaluate airborne mold spores potentially present within concealed wall, ceiling, or other voids at the time of sampling. This method utilized a WallChek™ sampling tube inserted through a small access hole to draw air from within the cavity directly into an Air-O-Cell® cassette. The cassette was connected to a calibrated air sampling pump, which drew a measured volume of air across an adhesive collection surface inside the cassette.

The collected particulates were sealed, labeled with the sampling location and date, and submitted to an accredited laboratory for microscopic analysis. Cavity air sampling is intended to supplement, not replace, visual inspection findings and other sampling methods. Accordingly, these cavity samples were obtained in conjunction with a comprehensive visual assessment of the property for evidence of moisture intrusion and suspect mold growth.

For the full details of the lab analysis, see attached lab report.

Laboratory Results: Surface Sampling Data

Surface Sample(s) Collected

A Bio-Tape™ lift sample was collected from the tested surface to evaluate for the presence of mold spores, hyphal fragments, and other particulates. The sampling process involved pressing the adhesive side of a pre-labeled Bio-Tape slide directly against the target surface to capture representative particulate matter.

For the full details of the lab analysis, see attached lab report.

Laboratory Results: Laboratory Results within Standard Criteria

Main Office Cabinet Cavity

Laboratory analysis of indoor air samples identified fungal spore concentrations within acceptable limits when compared to outdoor reference (baseline) samples. The presence of outdoor-origin bioaerosols in indoor environments is anticipated due to normal occupant ingress/egress and the function of standard residential ventilation systems, including mechanical air handling units and passive air exchange pathways.

Information: Fungal Genera Descriptions

Acremonium is common in homes where there is substantial water damage; it appears in building materials such as plywood, fiberglass, plaster and wallpaper.

Alternaria species are saprobic, largely involved in the decomposition of organic material, but they can also act as animal pathogens, causing disease in humans and animals, developing infections, toxicosis and allergic diseases.

Ascospores are widespread in outdoor environments, particularly in soil, leaf litter, decaying plant matter, and other organic debris. Indoors, ascospores are usually transient and found at low levels, entering through ventilation, open windows, or doors. While their presence alone does not indicate active mold growth, elevated indoor concentrations relative to outdoor air may suggest areas of moisture accumulation or dust buildup that can support fungal colonization.

Aspergillus grows in warm, humid conditions on a wide variety of organic materials, including dust, stored grains, insulation, and water-damaged building materials. Indoor detection of *Aspergillus*, especially in concentrations higher than outdoor levels, may suggest amplification due to moisture, although it is also a common background environmental mold. Elevated indoor concentrations compared to outdoor air may indicate areas with excessive relative humidity or past water impact.

Basidiospores are most commonly found outdoors, particularly in soil, leaf litter, decaying wood, and other organic debris. Indoors, basidiospores are generally transient and present in low levels, often entering through open windows, doors, or ventilation systems. Their presence indoors does not usually indicate active mold growth, but elevated indoor levels compared to outdoor air may reflect spore accumulation in areas with limited air circulation.

Chaetomium thrives in environments with prolonged moisture exposure, commonly colonizing water-damaged drywall, ceiling tiles, wood, medium density fiberboard (MDF), and other cellulose-rich building materials. Its presence indoors is considered an indicator of prior or ongoing water impact, though trace levels in air samples may occasionally occur without active growth.

Cladosporium is a widespread mold genus commonly found both outdoors and indoors. Indoors, it is often detected on damp building materials, window sills, carpeting, and HVAC systems where moisture is present. Its spores are commonly airborne, and elevated indoor levels relative to outdoor concentrations may indicate localized moisture or water intrusion issues, though it is not considered a strong indicator of chronic water damage.

Curvularia is often identified in both indoor and outdoor environments and is known for its rapid growth on a variety of organic substrates.

Drechslera may be found on water damaged materials, food stuffs, houseplants, and other organic materials.

Epicoccum thrives in environments with elevated moisture and readily grows on organic materials such as plant debris, soil, textiles, and paper products. Indoors, its presence may be linked to areas with elevated humidity or past water intrusion, although it is not as strongly associated with chronic water damage as some other fungal genera.

Hyphae are the feathery filaments that make up multicellular fungi, and indicate the presence of decayed mold growth.

Nigrospora is commonly found in outdoor air spore trace samples and is reported to be allergenic.

Paecilomyces thrives in warm, humid environments and is commonly found in soil, decaying plant material, and dust. Indoors, *Paecilomyces* can colonize damp or water-damaged building materials, HVAC systems, wallpaper, and insulation. While it can occasionally be detected at low levels without active growth, elevated indoor concentrations relative to outdoor air often indicate areas with persistent moisture or water intrusion.

Penicillium thrives in cool to moderate temperatures and requires moisture to grow. Indoors, it can colonize water-damaged drywall, insulation, wallpaper, carpeting, and HVAC systems. While often present at low levels without concern, elevated indoor concentrations compared to outdoor air may indicate areas with excessive relative humidity or past water impact.

Pithomyces is a fungal genus comprised numerous dematiaceous saprobic species commonly found on dead leaves and stems of a great variety of plants.

Stachybotrys is often referred to as "black mold." It produces spores in slimy masses rather than freely airborne, which reduces the likelihood of widespread dispersion unless disturbed. This mold thrives on cellulose-rich, water-saturated materials such as gypsum board, paper, fiberboard, medium density fiberboard (MDF), and other building materials that have sustained prolonged moisture exposure. Its presence indoors is strongly associated with chronic water impact or persistent damp conditions, most commonly with Category 3 related water damage. While it is considered a high-risk mold for material degradation, trace airborne spores can occasionally be detected without active growth.

Trichoderma species are common findings in water-damaged indoor environments. It is often found in soil, but indoors it can be found on wood, drywall, wallpaper, various paper products, carpeting, and textiles.

Ulocladium tends to colonize areas that have experienced prolonged moisture or water intrusion, including wet drywall, insulation, window frames, and other damp building materials. It thrives in environments with sustained high humidity and is frequently considered a secondary indicator of water damage. While it can occasionally be detected at low levels in indoor air without active growth, elevated indoor concentrations relative to outdoors typically suggest favorable conditions for fungal amplification.

Disclaimer:

The descriptions of fungal genera provided herein are derived from publicly available resources, including the National Institute of Health and other reputable scientific organizations. This information is intended for general educational and informational purposes only and shall not be construed as medical or clinical advice, diagnosis, or treatment.

Observations

3.1.1 Laboratory Results

**Environmental Hazard**

ELEVATED FINDINGS (AIR)

LIBRARY, WORK ROOM, CONFERENCE ROOM 2, MAIN OFFICE

Elevated fungal contamination found in air samples based on laboratory analysis. It is recommended that a **Protocol** be drafted and **Remediation** be performed.

Laboratory results revealed elevated levels of fungal related particles in the air samples listed below via Air-O-Cell cassette sampling method.

- **Library** Ambient air sample (**Aspergillus/Penicillium - like**)
- **Work Room** Ambient air sample (**Aspergillus/Penicillium - like**)
- **Conference Room 2** Ambient air sample (**Aspergillus/Penicillium - like**)
- **Main Office** Ambient air sample (**Aspergillus/Penicillium - like**)

Please see Initial Lab Results and Photo Documentation for specifics.

3.1.2 Laboratory Results

**Environmental Hazard**

UNUSUAL FINDINGS (SURFACE)

LIBRARY, CLASSROOM 1, OFFICE B

Unusual fungal contamination found on tested surfaces based on laboratory analysis. It is recommended that a **Protocol** be drafted and **Remediation** be performed.

Laboratory results confirmed the existence of active fungal growth on the surface sample(s) listed below via Bio-Tape sampling method.

- **Library Contents** surface sample (**Aspergillus**)
- **Library Work Room Ceiling Tile** surface sample (**Stachybotrys**)
- **Classroom 1 Drywall** surface sample (**Aspergillus/Penicillium - like**)
- **Office B Furniture** surface sample (**Aspergillus**)

Please see Initial Lab Results and Photo Documentation for specifics.

4: PHOTOGRAPHIC DOCUMENTATION

Information

Photographic Documentation



Outdoor Baseline air sample



Main Office Ambient air sample



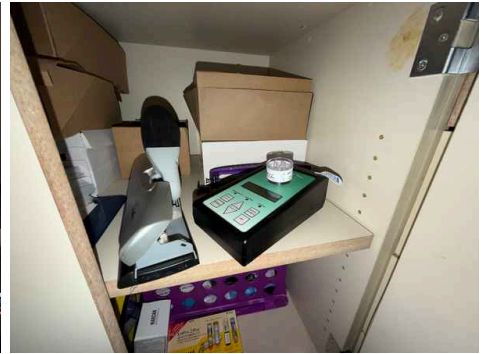
Work Room Ambient air sample



Library Ambient air sample



Conference Room 2 Ambient air sample



Main Office Cabinet Cavity air sample



Classroom 1 surface sample



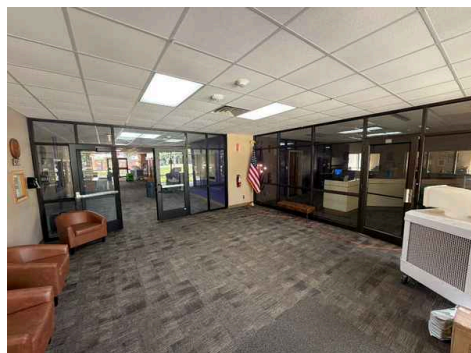
Office B surface sample



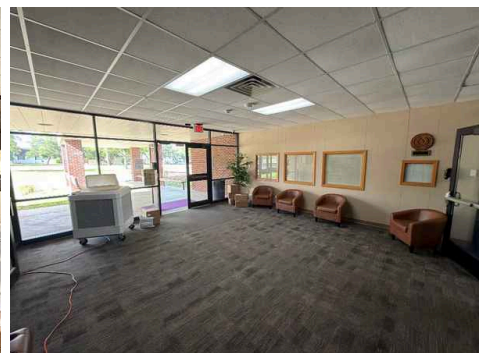
Library Work Room Ceiling Tile surface sample



Library Contents surface sample



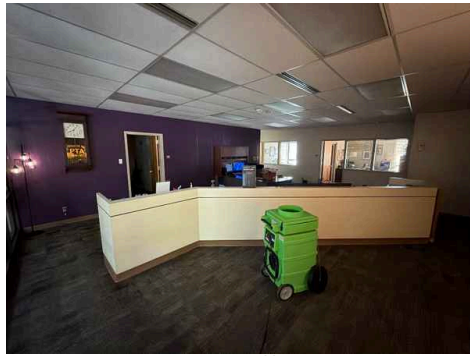
Entry/Foyer



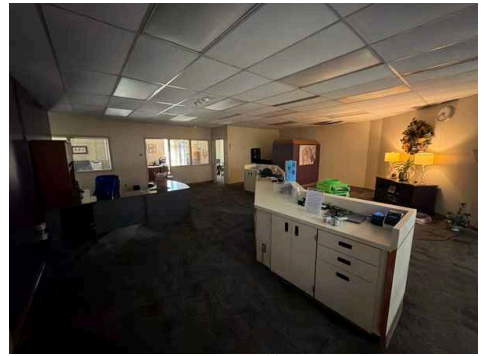
Entry/Foyer



Entry/Foyer : suspected mold growth observed



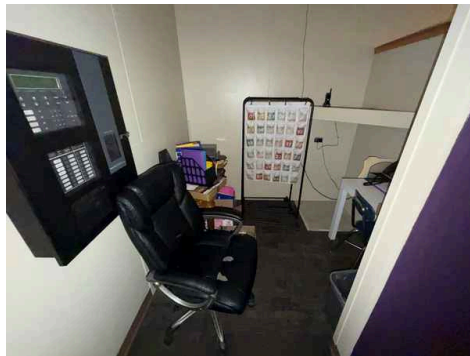
Main Office



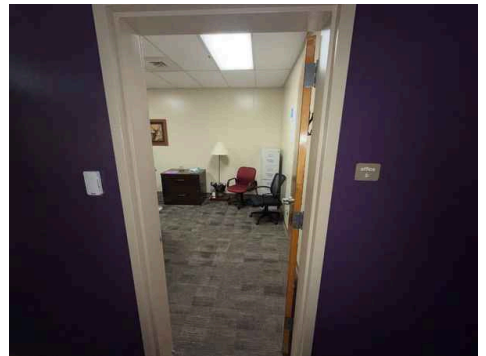
Main Office



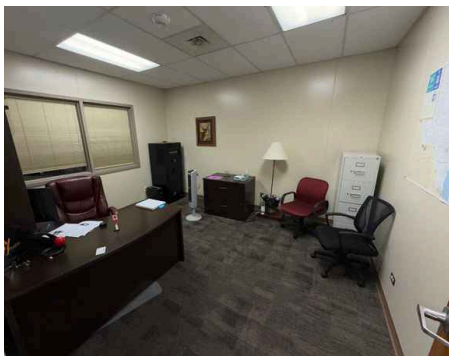
Main Office : suspected mold growth observed



Main Office



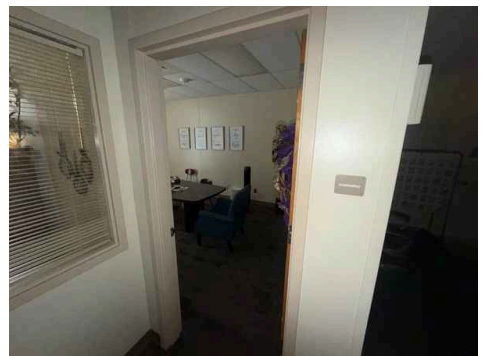
Office B



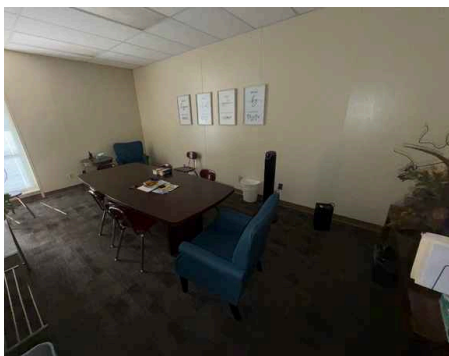
Office B



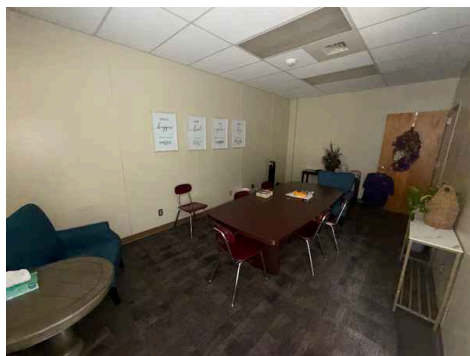
Office B : suspected mold growth observed



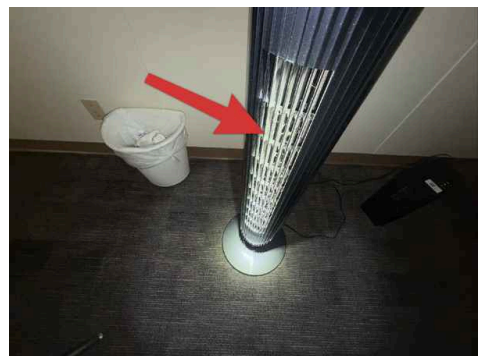
Counselor's Office 1



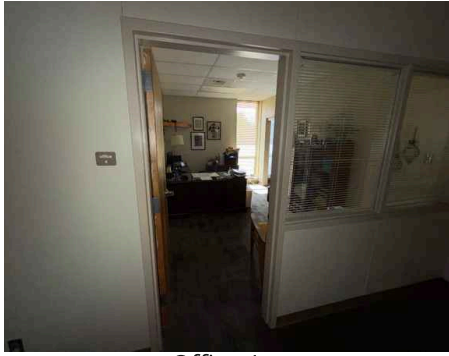
Counselor's Office 1



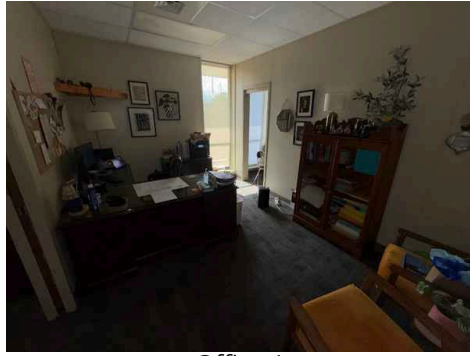
Counselor's Office 1



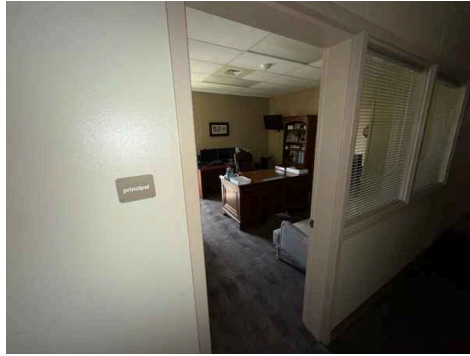
Counselor's Office 1 : suspected mold growth observed



Office A



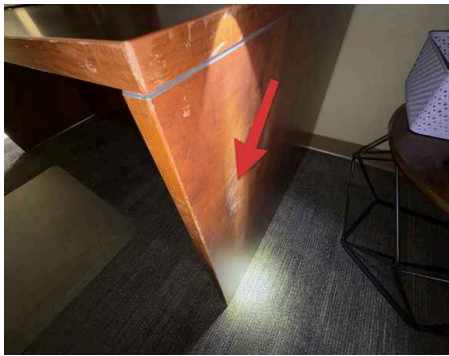
Office A

Office A : suspected mold growth
observedOffice A : suspected mold growth
observed

Principal's Office



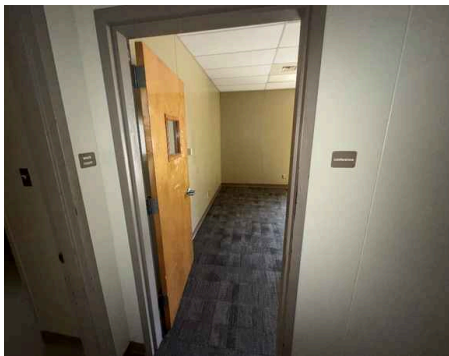
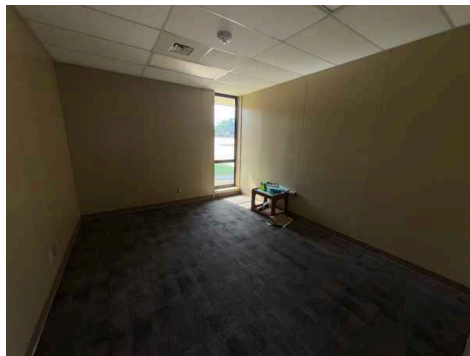
Principal's Office

Principal's Office : suspected mold
growth observed

Storage 1 : no issues observed



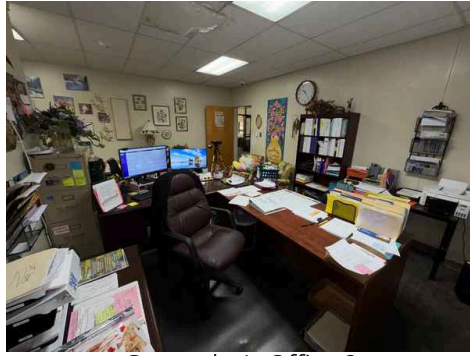
Storage 1 : no issues observed

Conference Room 1 : no issues
observedConference Room 1 : no issues
observed

Work Room 1 : no issues observed



Counselor's Office 2



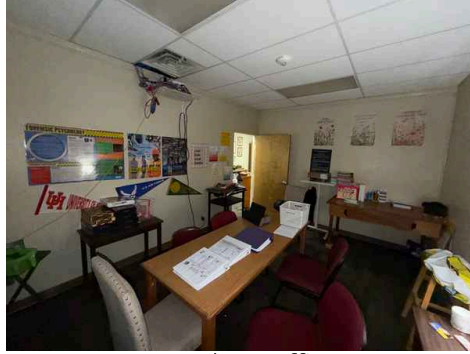
Counselor's Office 2



Counselor's Office 2



Counselor's Office 2



Counselor's Office 2



Counselor's Office 2 : suspected mold growth observed



Counselor's Office 2 : suspected mold growth observed



Locked door, no access



Women's Restroom 1



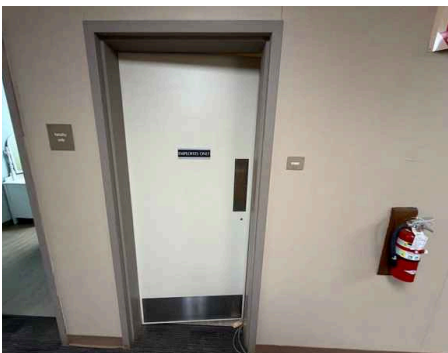
Women's Restroom 1



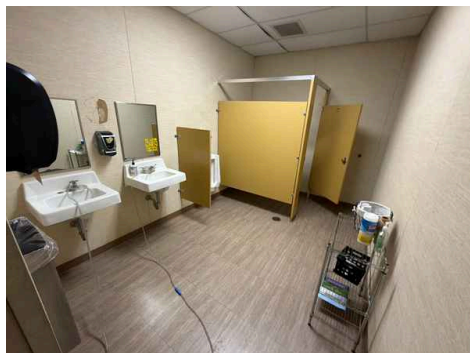
Women's Restroom 1



Women's Restroom 1 : suspected mold growth observed



Men's Restroom 1



Men's Restroom 1



Hallway



Hallway : suspected mold growth observed



Hallway : suspected mold growth observed



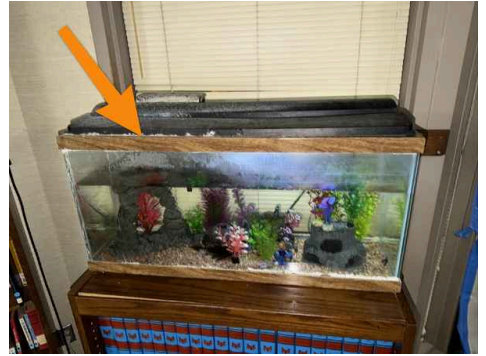
Library



Library



Library



Library : potential source of elevated relative humidity



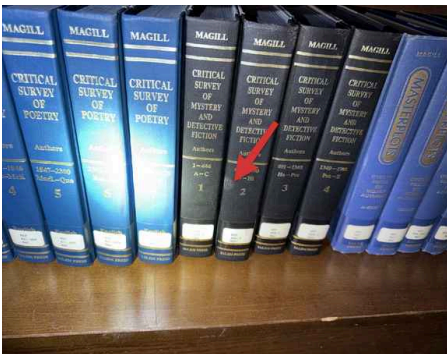
Library : suspected mold growth observed



Library : suspected mold growth observed



Library : suspected mold growth observed



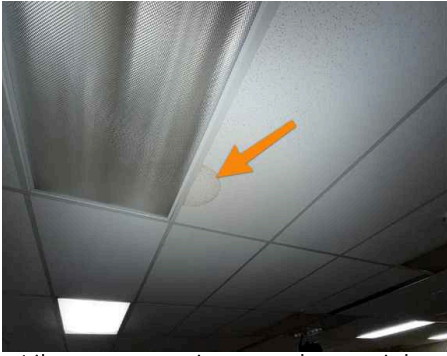
Library : suspected mold growth observed



Library : suspected mold growth observed



Library : suspected mold growth observed



Library : water impacted material observed



Library Storage



Library Storage



Library Storage : water impacted material observed



Library Work Room



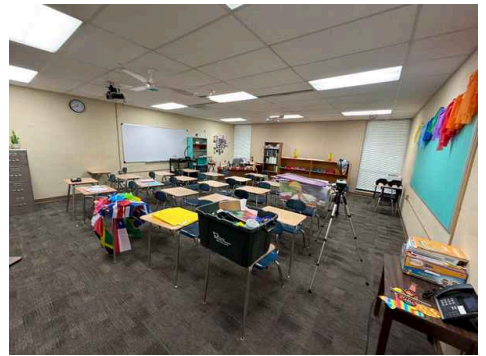
Library Work Room



Library Work Room : water impacted material and suspected mold growth observed



Classroom 1



Classroom 1



Classroom 1 : suspected mold growth observed



Classroom 1 : suspected mold growth observed



Classroom 1 : water impacted material and suspected mold growth observed



Classroom 1 : water impacted material observed



Classroom 1 : water impacted material and suspected mold growth observed



Classroom 2



Classroom 2 : suspected mold growth observed



Classroom 2 : suspected mold growth observed



Classroom 2 : suspected mold growth observed



Classroom 2 : suspected mold growth observed



Classroom 2 : suspected mold growth observed



Classroom 2 : suspected mold growth observed



Classroom 2 : suspected mold growth observed



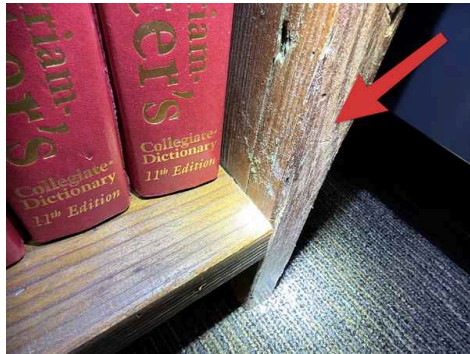
Classroom 2 : suspected mold growth observed



Classroom 3



Classroom 3 : suspected mold growth observed



Classroom 3 : suspected mold growth observed



Classroom 3 : suspected mold growth observed



Classroom 3 : suspected mold growth observed



Classroom 3 : suspected mold growth observed



Classroom 3 : suspected mold growth observed



Classroom 3 : suspected mold growth observed



Classroom 3 : suspected mold growth observed



Classroom 3 : suspected mold growth observed



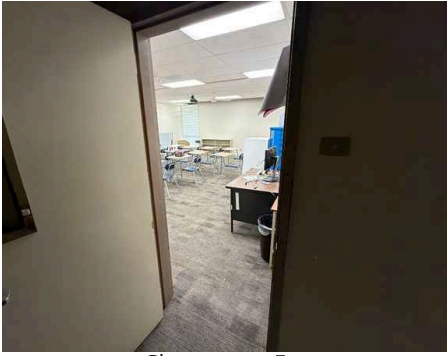
Classroom 4



Classroom 4 : suspected mold growth observed



Classroom 4 : suspected mold growth observed



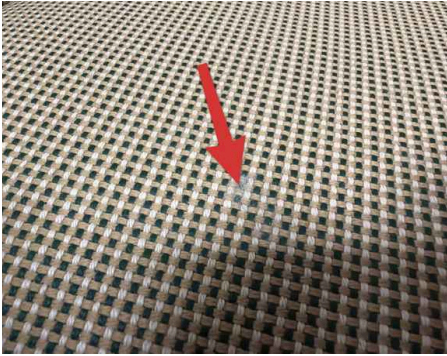
Classroom 5



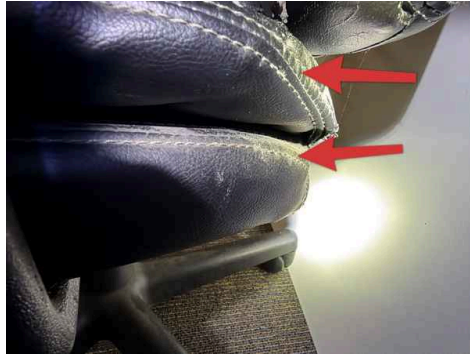
Classroom 5 : suspected mold growth observed



Classroom 5 : suspected mold growth observed



Classroom 5 : suspected mold growth observed



Classroom 5 : suspected mold growth observed



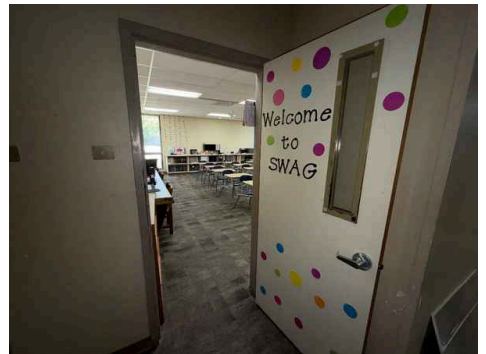
Classroom 5 : suspected mold growth observed



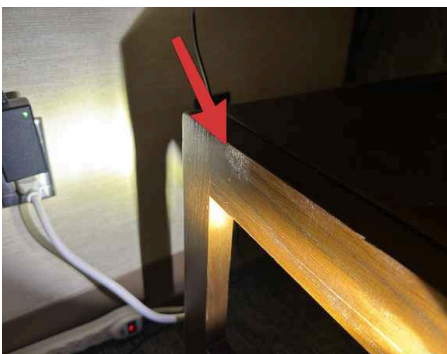
Classroom 5 : water impacted material observed



Classroom 5 : water impacted material observed



Classroom 6



Classroom 6 : suspected mold growth observed



Classroom 6 : suspected mold growth observed



Classroom 6 : suspected mold growth observed



Classroom 6 Office



Classroom 6 Office : suspected mold growth observed



Classroom 6 Office : suspected mold growth observed



Classroom 6 Office : suspected mold growth observed



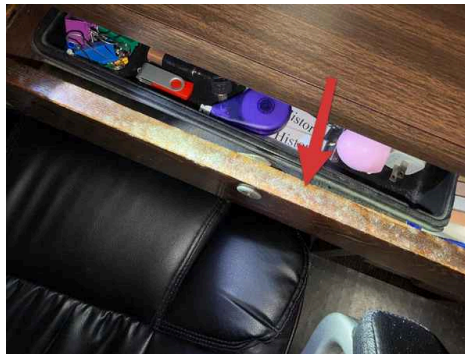
Classroom 6 Office : suspected mold growth observed



Classroom 7



Classroom 7 : suspected mold growth observed



Classroom 7 : suspected mold growth observed



Classroom 7 : suspected mold growth observed



Classroom 7 : suspected mold growth observed



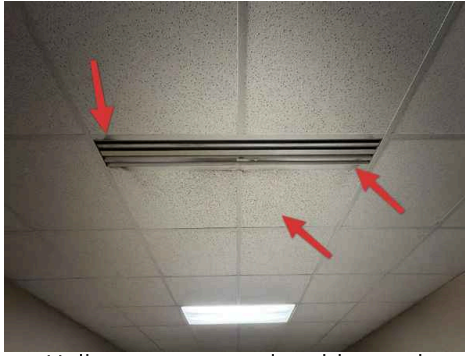
Classroom 7 : suspected mold growth observed



Classroom 7 : suspected mold growth observed



Hallway



Hallway : suspected mold growth observed



Hallway : suspected mold growth observed



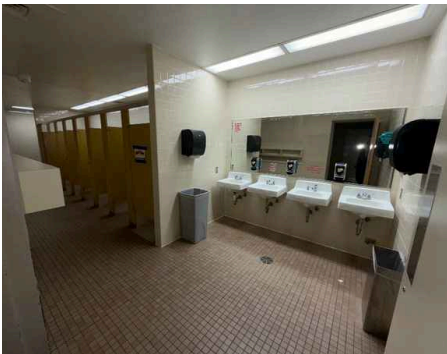
Hallway : suspected mold growth observed



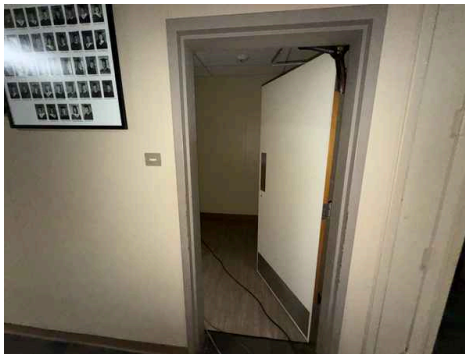
Hallway : suspected mold growth observed



Women's Restroom 2



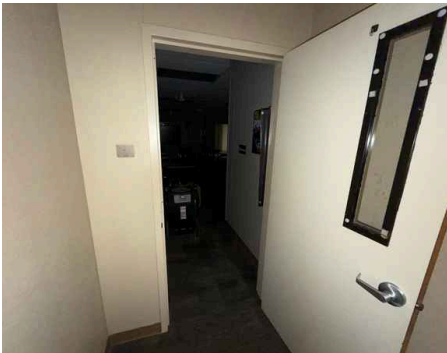
Women's Restroom 2



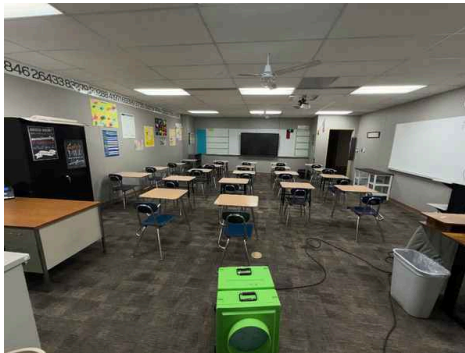
Men's Restroom 2



Men's Restroom 2



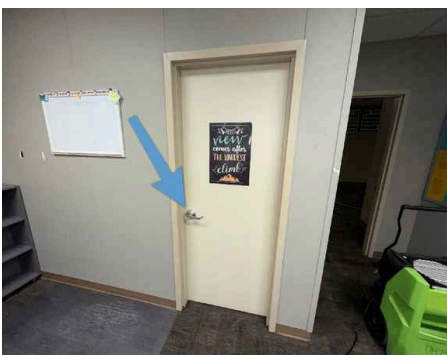
Classroom 8



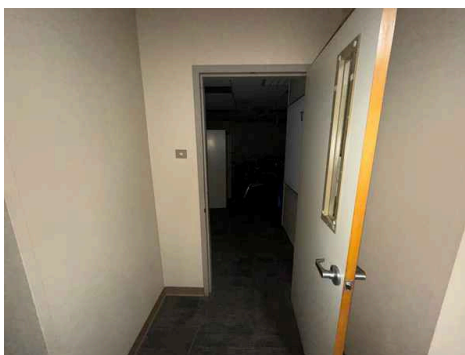
Classroom 8



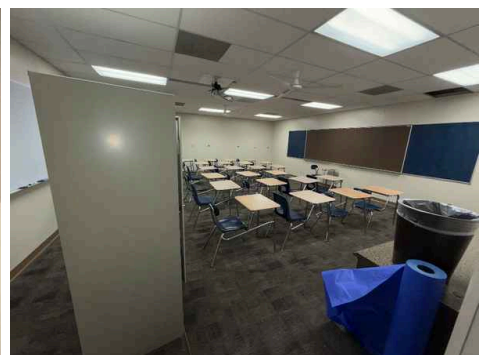
Classroom 8 : suspected mold growth observed



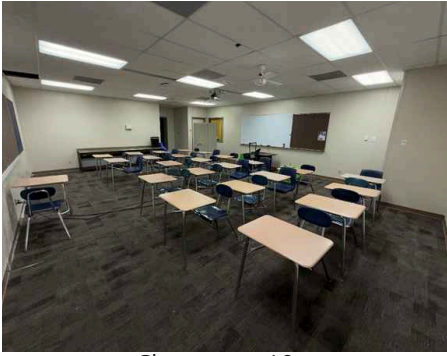
Classroom 8 : locked door



Classroom 10



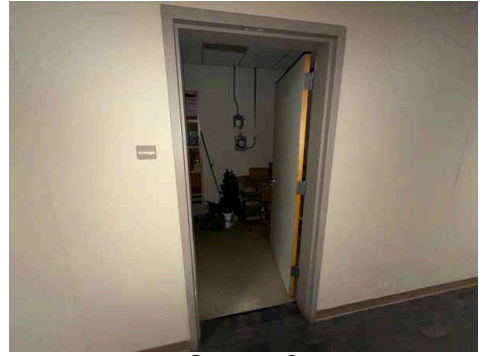
Classroom 10



Classroom 10



Classroom 10 Office : locked door



Storage 2



Storage 2 : no issues observed



Computer Lab



Computer Lab



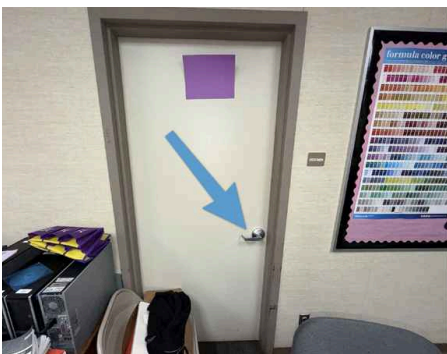
Computer Lab : suspected mold growth observed



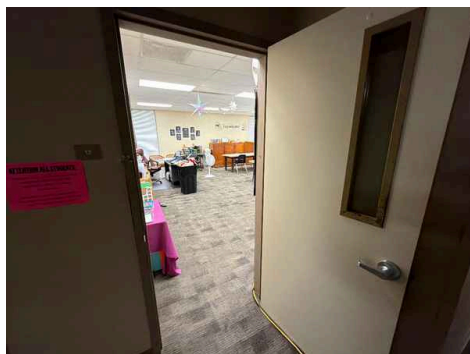
Computer Lab : suspected mold growth observed



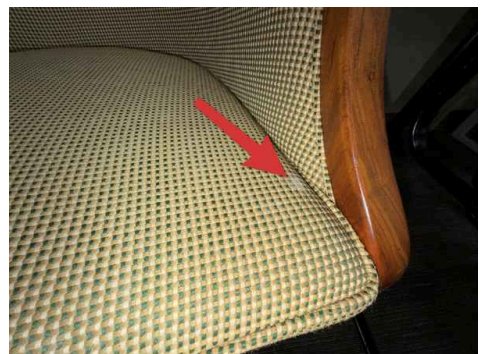
Computer Lab : suspected mold growth observed



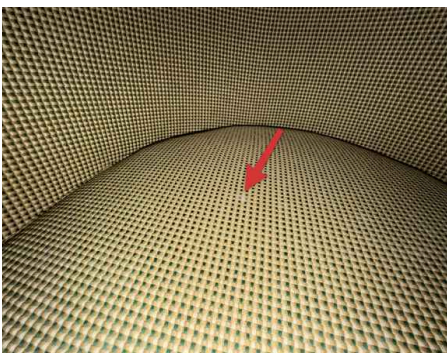
Computer Lab : locked door



Classroom 12



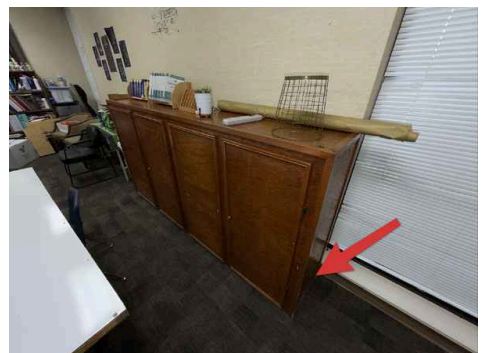
Classroom 12 : suspected mold growth observed



Classroom 12 : suspected mold growth observed



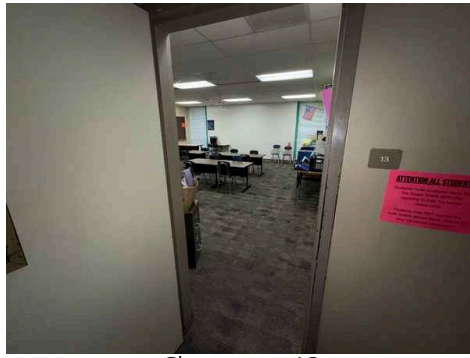
Classroom 12 : suspected mold growth observed



Classroom 12 : suspected mold growth observed



Classroom 12 : suspected mold growth observed



Classroom 13



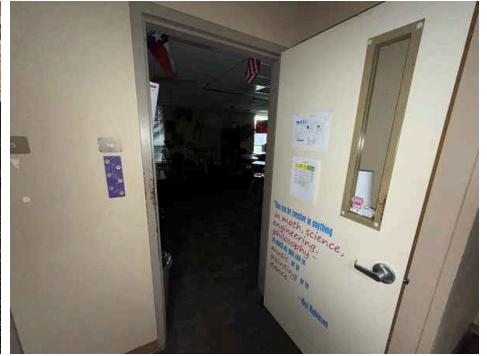
Classroom 13 : suspected mold growth observed



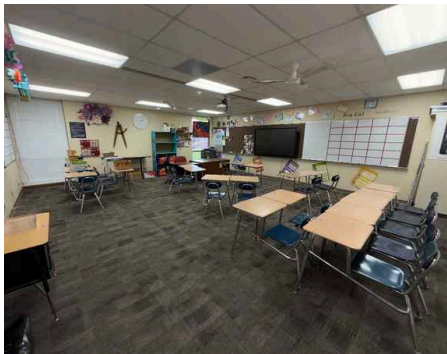
Classroom 13 : suspected mold growth observed



Classroom 13 : suspected mold growth observed



Classroom 14



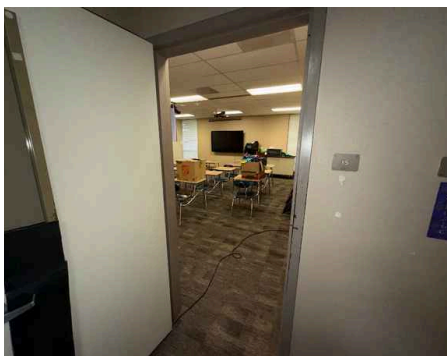
Classroom 14



Classroom 14 : suspected mold growth observed



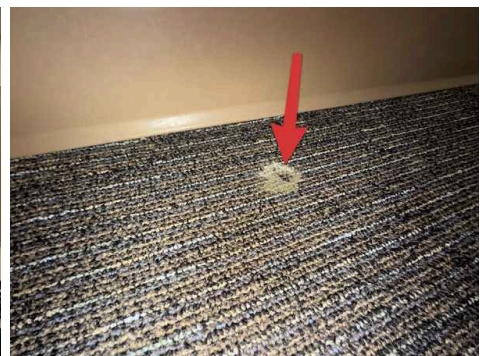
Classroom 14 : suspected mold growth observed



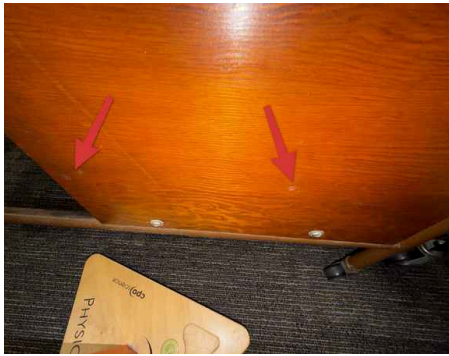
Classroom 15



Classroom 15



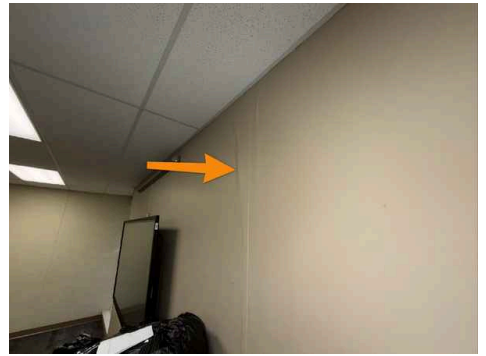
Classroom 15 : suspected mold growth observed



Classroom 15 : suspected mold growth observed



Classroom 15 : water impacted material observed



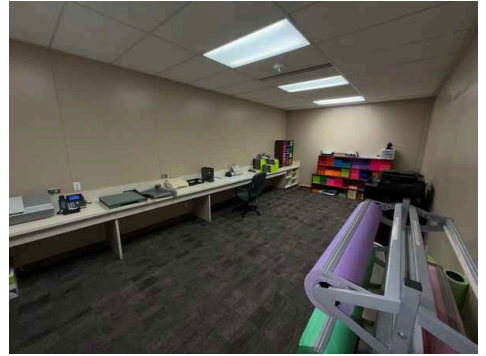
Classroom 15 : water impacted material observed



Classroom 15 : water impacted material and suspected mold growth observed



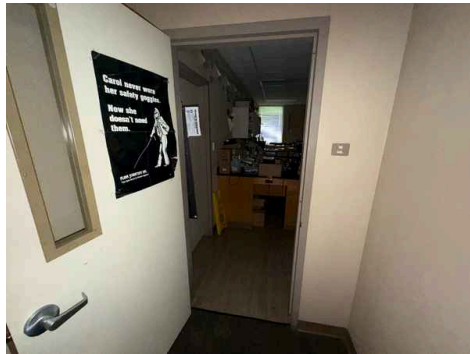
Classroom 9



Classroom 9



Classroom 9 : suspected mold growth observed



Classroom 16



Classroom 16



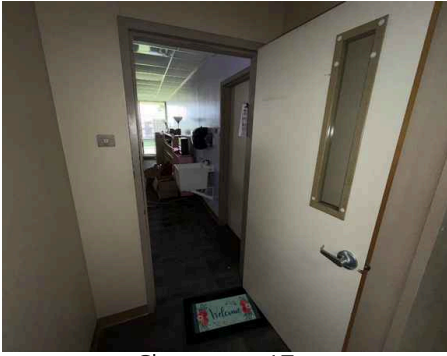
Classroom 16 : suspected mold growth observed



Classroom 16 : suspected mold growth observed



Classroom 16 : suspected mold growth observed



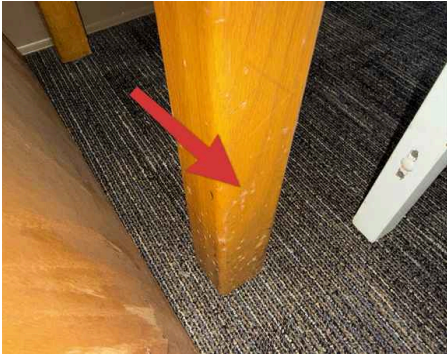
Classroom 17



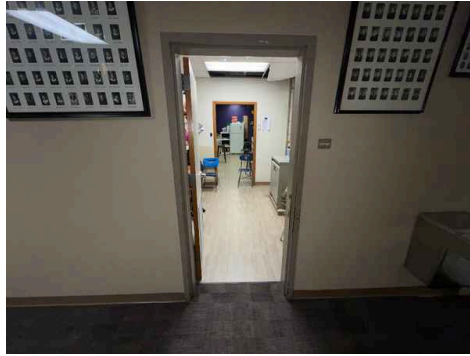
Classroom 17



Classroom 17 : water impacted material observed



Classroom 17 : suspected mold growth observed



Storage 3



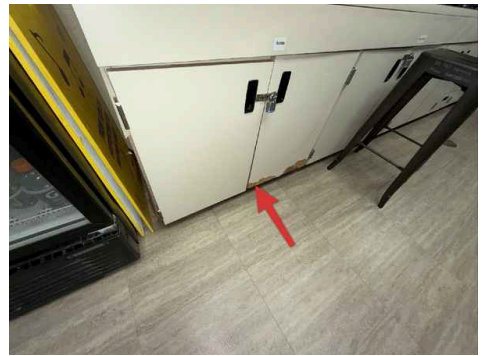
Storage 3 : water impacted material observed



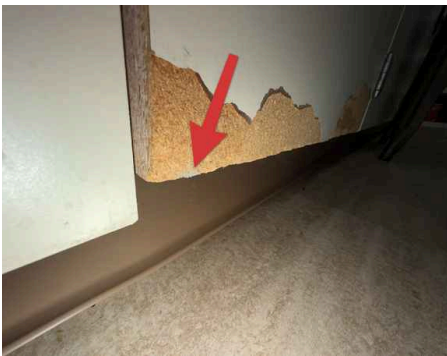
Concession Stand



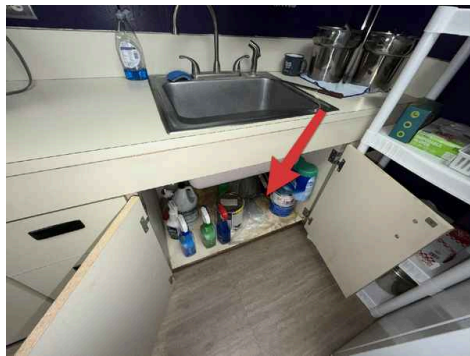
Concession Stand : water impacted material observed



Concession Stand : suspected mold growth observed



Concession Stand : suspected mold growth observed



Concession Stand : water impacted material and suspected mold growth observed



Concession Stand : water impacted material and suspected mold growth observed

5: TEXAS MOLD FAQ

Information

Minimum Area Exemption

Is a licensed Mold Remediation Contractor (MRC) exempt from all the mold rules if hired for a project where the mold contamination affects a total surface area of less than 25 contiguous square feet of visible mold?

No. The exemption in §1958.102(a) or (c) only applies to persons who are not licensed to conduct mold remediation, and was meant to allow small projects to be handled more simply and economically. A licensed MRC performing a small mold remediation project (less than 25 contiguous square feet) is not exempt from the law and rules. Regardless of the size of the area affected by mold contamination, if a licensed MRC is hired by the consumer, the MRC must comply with the requirements in the law and rules, including the development of a work plan that follows a protocol developed by a licensed Mold Assessment Consultant (MAC).

[Texas Mold FAQ](#)

Homeowner/Building Owner Exemption

Under the Texas mold rules, a homeowner or building owner can, in some circumstances, do his or her own remediation under the exemptions in Occup. Code §1958.102 and 16 TAC § 78.30 (b)-(d) (minimum area, residential property and facility exemptions). If a homeowner or building owner does his or her own mold remediation without using a licensed mold consultant to develop a mold remediation protocol, and then asks a consultant to conduct a clearance test/inspection, can the consultant conduct clearance?

No. A consultant who has not prepared a mold remediation protocol in advance of a remediation project cannot declare that the project has achieved clearance. In order to determine if a project has achieved clearance, the consultant must conduct a post-remediation assessment.

Note: A licensed consultant, who had no role in preparing a pre-remediation protocol, may, however, conduct a post-remediation inspection and sign/deliver a [Certificate of Mold Damage Remediation](#) (Department of Insurance Form MDR-1) certifying that he or she has inspected the property and determined that it “does not contain evidence of mold damage.” The bottom section of the form is for this purpose. [Insurance Code § 544.303(a)(4)(B).]

[Texas Mold FAQ](#)

Homebuilder Construction and Improvement Exemption

1- Is all mold assessment/remediation done on a one- or two-family home under the homebuilder's warranty exempt from the mold rules even if the builder contracts out the work?

Yes, all mold assessment/remediation done by the builder under a home builder's warranty either at the time of construction or later at the time of repair is exempt and may be done without a license (see §1958.102(d)). The exemption applies whether the mold assessment/remediation is done by the individual builder, by the builder's employee or by a subcontractor. However, if the person doing the work is licensed to perform mold assessment or remediation, the rules do apply.

After initial construction is complete, mold assessment/remediation may be done by the unlicensed builder only if done at the same time as repair work.

2- If a builder hires a licensed mold remediator, to whom does the remediator provide a Consumer Mold Information Sheet (PDF)? To whom does the remediator provide the certificate of mold damage remediation (CMDR)?

The law and rules require the remediator (or other licensee overseeing a project) to provide the CMIS to the client who hired the remediator (in this case, the builder), and to the property owner if different, prior to the initiation of any mold related activity. The remediator must also provide the CMDR to the property owner, even if hired by the builder.

3- If a builder, the builder's employees, or subcontractors conduct remediation work under the homebuilder construction and improvement exemption, can the unlicensed workers give the homeowner a CMDR?

No. Only a licensed remediator is authorized to give a CMDR. A person who uses unlicensed workers for mold remediation cannot obtain a CMDR because an unlicensed person is not authorized to give a CMDR.

4- If the homeowner cannot obtain a CMDR because the mold work was performed under the construction and improvement exemption, can the homeowner have an inspection done by an independent assessor or adjuster to determine there is no evidence of mold damage?

Yes, under the Insurance Code, a homeowner who is not eligible for a CMDR due to the work being done by unlicensed professionals may have an inspection done by an independent mold assessor or adjuster who is licensed to perform mold assessment. Therefore, a person licensed under the mold rules as a Mold Assessment Consultant may fill in the "Mold Assessment Consultant or Adjustor License Holder Certification" portion of the CMDR/MDR-1 form developed by the Texas Department of Insurance. Such a certification may be presented to an insurer who may not make an adverse underwriting decision regarding a residential property insurance policy based on previous mold damage if the requirements of the statute and related rules are met. See Insurance Code, §544.303(a)(4)(B).

5- Where do I find the "Certificate of Mold Damage Remediation?"

The [Certificate of Mold Damage Remediation \(PDF\)](#) is available on the Texas Department of Insurance website.

STANDARDS OF PRACTICE

Laboratory Results

Air Samples - Air sampling for total fungi is designed to count and identify the presence of total fungal material (i.e. culturable and non-culturable spores) in a measured volume of air. The air samples are collected via the spore trap method with the use of a Zefon Air-O-Cell. Airflow through the cassette is produced by an electrically powered air-sampling device set and calibrated to a flow rate of 15 liters per minute. The sample cassettes are then sealed and submitted to the laboratory via a chain of custody for analysis.

Surface Swab Samples - Surface swab samples are collected using sterile swabs enclosed in sterile tubes which contain a transport media solution. These samples are collected by moistening the swab with the provided solution and then swabbing the suspect area. The swabs are then inserted into the sterile tubes, sealed, and submitted to the laboratory via a chain of custody for analysis.

Surface Tape Samples - Surface tape samples collected using a forensic tape lift kit. These samples are collected by pressing the tape media slide to the surface of a building material. The Bio-Tape slide is then sealed in its included case and submitted to the laboratory via a chain of custody for analysis.

Relative humidity (RH) - Relative humidity readings were obtained from both the interior and exterior of the property. The RH was measured and recorded to determine the potential effect it may have on microbial amplification.

Moisture Content Readings - A moisture meter was utilized on this project to measure the moisture content (MC) of certain building materials (walls, ceilings, flooring, etc.) throughout the structure, especially areas suspect of water intrusion. Measurement and recording of MC is performed to detect building materials containing unacceptable levels of moisture (greater than 15% MC in wood) or elevated MC in other materials, relative to similar materials in undamaged areas of the structure.

NOTE: When a moisture meter is used in a non-penetrating manner, it is possible to obtain a reading of "Red" even if there is no excessive moisture. This can occur when there are certain types of materials below the surface being measured; such as metal. Moisture readings should be used as a guide for further testing and investigation.

Infrared Camera Readings - Infrared cameras may be used to measure temperature anomalies in certain building materials (walls, ceilings, flooring, etc.), especially areas suspect of moisture or water intrusion. Thermography is used to assist in locating moisture issues.