

SERVPRO of Bastrop, Fayette County

1020 SH-71, West Point, TX 78963

737-302-1373

Mold Remediation Work Plan

Project Location:

Weimar High School

506 W Main St

Weimar, TX 78962

Prepared For:

Chase Seelke

Project Number:

11547-23

Date:

July 16, 2026

Prepared by:

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MRC#2022

979-338-9420

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Project Description

This Mold Remediation Work Plan has been developed for the remediation of microbial contamination identified within approximately **26,564 square feet** of the Weimar Independent School District High School located at **506 W Main Street, Weimar, Texas 78962**. This Work Plan has been prepared utilizing the project-specific Mold Restoration Protocol prepared by Howard Environmental and the associated remediation estimate prepared by SERVPRO of Bastrop, Fayette County.

The purpose of this Work Plan is to establish the engineering controls, remediation procedures, environmental controls, room-specific scope of work, and project completion requirements necessary to successfully complete the remediation of affected building materials.

The remediation project consists of the construction of engineering controls, establishment of regulated work areas, selective demolition of non-salvageable building materials where required, HEPA vacuuming, detailed structural cleaning, antimicrobial application, contents manipulation, debris removal, equipment decontamination, and all supporting activities necessary to restore affected building materials identified within the Mold Restoration Protocol.

All remediation activities shall be performed in accordance with the project-specific Mold Restoration Protocol, the **ANSI/IICRC S520** Standard for Professional Mold Remediation, applicable portions of the **ANSI/IICRC S500** Standard for Professional Water Damage Restoration, all applicable **Texas Department of Licensing and Regulation (TDLR)** Mold Remediation Rules, and all applicable federal, state, and local regulations.

The objective of this project is to remove microbial contamination from affected building materials, restore salvageable structural components, and prepare the facility for independent post-remediation verification.

ENGINEERING CONTROLS

Prior to the commencement of remediation activities, engineering controls shall be established to prevent the migration of airborne contaminants into unaffected portions of the facility.

Engineering controls shall include, but are not be limited to:

- Construction of approximately **3,000 square feet** of containment utilizing 6-mil polyethylene sheeting.
- Construction of airlock entry systems and decontamination chambers.
- Continuous negative air pressure utilizing **twenty-one (21) HEPA-filtered Negative Air Machines**.
- Installation of approximately **150 linear feet** of lay-flat exhaust ducting.
- Operation of **twelve (12) commercial LGR dehumidifiers** to maintain acceptable environmental conditions throughout the project.
- Sealing of HVAC supply and return openings located within containment areas.

- Utilization of HEPA-filtered vacuum equipment throughout all phases of remediation.
- Equipment decontamination prior to entering and exiting regulated work areas.
- Establishment of designated clean and contaminated work zones.
- Continuous inspection and maintenance of containment integrity throughout the project.
- Appropriate Personal Protective Equipment (PPE) shall be worn by all remediation personnel while working within regulated work areas.

Engineering controls shall remain in place until remediation activities have been completed and authorization has been received from the Mold Assessment Consultant to remove containment systems.

GENERAL ENVIRONMENTAL & SAFETY PROCEDURES

All remediation activities shall be performed in accordance with the project-specific Mold Restoration Protocol and applicable industry standards.

Prior to beginning remediation activities, remediation personnel shall review project hazards, required personal protective equipment, containment procedures, emergency egress routes, and decontamination procedures.

Throughout the duration of the project, remediation personnel shall:

- Maintain containment integrity at all times.
- Maintain continuous negative air pressure within regulated work areas.
- Utilize HEPA-filtered vacuum equipment during all phases of remediation.
- Wear appropriate respiratory protection and personal protective equipment required by the project hazard assessment.
- Decontaminate equipment before removal from containment.
- Properly bag, seal, and remove contaminated building materials.
- Transport remediation debris directly to approved disposal containers.
- Maintain continuous housekeeping within regulated work areas.
- Protect unaffected portions of the facility from cross-contamination.
- Maintain project documentation including daily progress reports, equipment logs, moisture documentation, and photographic records.

Regulated work areas shall remain isolated until remediation activities have been completed and authorization has been provided for post-remediation verification.

GENERAL CLEANING PROCEDURES

The following procedures establish the minimum remediation requirements for all regulated work areas unless otherwise specified within the Room-by-Room Scope of Work.

HEPA Vacuuming

All accessible structural surfaces shall be thoroughly HEPA vacuumed utilizing commercial vacuum equipment equipped with High-Efficiency Particulate Air (HEPA) filtration. HEPA vacuuming shall be performed prior to detailed cleaning and repeated as necessary throughout remediation activities to remove settled particulate, fungal fragments, dust, and debris.

Detailed Structural Cleaning

Following HEPA vacuuming, designated structural surfaces shall be cleaned utilizing approved remediation methods appropriate for the material being addressed. Cleaning procedures shall remove visible microbial contamination, settled dust, and debris while preserving salvageable building materials whenever practical.

Antimicrobial Treatment

Following completion of structural cleaning, designated structural components shall receive two (2) applications of a plant-based antimicrobial in accordance with the manufacturer's written recommendations. Antimicrobial treatment supplements physical cleaning and shall not be considered a substitute for the removal of visible contamination.

Carpet Cleaning

Carpeted flooring identified within the Mold Restoration Protocol shall be HEPA vacuumed and cleaned utilizing an approved restorative cleaning method appropriate for the condition of the flooring. Carpeted surfaces shall be deodorized following completion of cleaning activities.

Hard Surface Floor Cleaning

Hard surface flooring shall be cleaned utilizing cleaning agents and equipment appropriate for the existing floor finish. Floors shall be detailed cleaned to remove settled particulate and microbial contamination.

Suspended Ceiling Systems

Where suspended ceiling systems remain in place, accessible ceiling grid components shall be HEPA vacuumed and detailed cleaned. Ceiling tiles identified for removal shall be removed and disposed of prior to structural cleaning activities.

Exposed Structural Framing

Where demolition exposes structural framing or other building assemblies, exposed components shall be HEPA vacuumed, detailed cleaned, and treated with the specified antimicrobial. Structural members shall remain free of visible dust, debris, and microbial contamination following completion of remediation.

Final Cleaning

Following completion of all remediation activities within each regulated work area, remediation personnel shall perform a final detailed cleaning consisting of HEPA vacuuming, surface wipe-down, removal of visible dust and debris, and preparation of the area for independent post-remediation verification.

PROJECT-WIDE CONTENTS PROCEDURES

Contents located within regulated work areas shall be manipulated as necessary to facilitate remediation activities. Salvageable contents shall be protected from cross-contamination and cleaned utilizing HEPA vacuuming and detailed cleaning methods appropriate for the material type and level of contamination.

Contents determined to be non-salvageable shall be documented and disposed of in accordance with the project-specific Mold Restoration Protocol and Owner direction.

Where necessary, contents shall be temporarily relocated to provide access to affected structural assemblies and shall remain protected throughout remediation activities. Following successful completion of remediation and post-remediation verification, cleaned contents shall be returned to their original locations or staged as directed by the Owner.

Specialty restoration of electronics, artwork, documents, textiles, or other specialty contents is not included unless specifically identified within the Mold Restoration Protocol or project estimate.

PROJECT-WIDE EQUIPMENT

The following equipment shall be utilized throughout the duration of the remediation project.

Engineering Controls

- Twenty-one (21) HEPA-Filtered Negative Air Machines
- Twelve (12) Commercial LGR Dehumidifiers
- Approximately 150 Linear Feet of Lay-Flat Exhaust Ducting
- HEPA-Filtered Air Scrubbers
- Commercial HEPA Vacuum Systems

Containment Materials

- 6-Mil Polyethylene Containment Barriers
- Airlock Entry Systems
- Decontamination Chambers
- Temporary Critical Barriers
- HVAC Register and Return Protection

Cleaning Equipment

- Commercial Electrostatic Sprayers
- Pump Sprayers
- Microfiber Cleaning Systems
- Plant-Based Antimicrobial
- Equipment Decontamination Supplies
- General Cleaning Supplies

Personal Protective Equipment

- Full-Body Disposable Protective Suits
- NIOSH-Approved Respirators
- Protective Gloves
- Eye Protection
- Protective Footwear

DEFINITIONS

HEPA Vacuuming

Cleaning utilizing commercial vacuum equipment equipped with High-Efficiency Particulate Air (HEPA) filtration capable of capturing airborne particulate generated during remediation activities.

Detailed Cleaning

Cleaning procedures performed following HEPA vacuuming to remove remaining particulate, visible microbial contamination, and settled dust from accessible structural surfaces.

Selective Demolition

Removal of non-salvageable building materials identified within the Mold Restoration Protocol to expose structural assemblies for remediation.

Antimicrobial Treatment

Application of a plant-based antimicrobial to designated structural components following physical cleaning. Antimicrobial treatment supplements, but does not replace, physical removal of contamination.

Containment

Temporary critical barriers established to isolate remediation activities and prevent migration of airborne particulate into unaffected portions of the structure.

Post-Remediation Verification

Independent visual inspection and environmental evaluation performed by the Mold Assessment Consultant following completion of remediation activities.

ASSUMPTIONS & EXCLUSIONS

This Work Plan has been prepared utilizing the project-specific Mold Restoration Protocol and the associated remediation estimate. Quantities identified within this document are based upon currently known conditions and may require adjustment if concealed microbial contamination, hidden water damage, or other unforeseen site conditions are encountered during remediation activities.

Unless specifically identified within the Mold Restoration Protocol or project estimate, this Work Plan does not include reconstruction activities, structural engineering services, hazardous material abatement unrelated to mold remediation, electrical modifications, plumbing modifications beyond those necessary to facilitate remediation, HVAC repairs, or specialty restoration of contents.

Any modifications to the Mold Restoration Protocol, Owner-requested changes, or concealed conditions discovered during demolition may require revisions to the scope of work and associated project cost.

END OF RESPONSE 1

The next response will begin with:

ROOM-BY-ROOM SCOPE OF WORK

followed by **Entryway through Office B** in the finalized format we've established. From there, we'll continue until the entire work plan is complete.

ROOM-BY-ROOM SCOPE OF WORK

The following room-specific scopes identify remediation activities unique to each work area. Unless otherwise noted, **all areas shall receive remediation in accordance with the General Cleaning Procedures identified within this Work Plan.** Individual room sections identify demolition activities and any additional requirements specific to that area.

ENTRYWAY

Area Information

- Wall Area: **258.45 SF**
- Ceiling Area: **401.24 SF**
- Floor Area: **401.24 SF**
- Wall & Ceiling Area: **659.69 SF**

- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

MAIN OFFICE

Area Information

- Wall Area: **1,242.40 SF**
- Ceiling Area: **841.78 SF**
- Floor Area: **841.78 SF**
- Wall & Ceiling Area: **2,084.18 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

COUNSELOR OFFICE A

Area Information

- Wall Area: **491.24 SF**
- Ceiling Area: **222.09 SF**
- Floor Area: **222.09 SF**
- Wall & Ceiling Area: **713.33 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Selectively remove approximately **96.30 SF** of affected drywall.
- Remove approximately **96.30 SF** of contaminated insulation.
- Remove approximately **10.70 LF** of affected baseboard.
- Remove one (1) suspended ceiling tile to facilitate remediation.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

- Prepare exposed framing and wall assemblies for post-remediation verification.

OFFICE A

Area Information

- Wall Area: **351.57 SF**
- Ceiling Area: **154.14 SF**
- Floor Area: **154.14 SF**
- Wall & Ceiling Area: **505.71 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

PRINCIPAL OFFICE

Area Information

- Wall Area: **429.11 SF**
- Ceiling Area: **205.80 SF**
- Floor Area: **205.80 SF**
- Wall & Ceiling Area: **634.91 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CONFERENCE ROOM

Area Information

- Wall Area: **444.20 SF**
- Ceiling Area: **179.16 SF**
- Floor Area: **179.16 SF**
- Wall & Ceiling Area: **623.36 SF**

- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

ADMIN OFFICE

Area Information

- Wall Area: **813.40 SF**
- Ceiling Area: **378.67 SF**
- Floor Area: **378.67 SF**
- Wall & Ceiling Area: **1,192.07 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately five (5) suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

ADMIN MEETING ROOM

Area Information

- Wall Area: **465.82 SF**
- Ceiling Area: **178.21 SF**
- Floor Area: **178.21 SF**
- Wall & Ceiling Area: **644.03 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately four (4) suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

SAFE ROOM

Area Information

- Wall Area: **416.87 SF**
- Ceiling Area: **145.78 SF**
- Floor Area: **145.78 SF**
- Wall & Ceiling Area: **562.65 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

OFFICE B

Area Information

- Wall Area: **453.38 SF**
- Ceiling Area: **190.15 SF**
- Floor Area: **190.15 SF**
- Wall & Ceiling Area: **643.53 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace one (1) suspended ceiling tile identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CLASSROOM 1

Area Information

- Wall Area: **886.70 SF**
- Ceiling Area: **704.09 SF**

- Floor Area: **704.09 SF**
- Wall & Ceiling Area: **1,590.79 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Selectively remove approximately **52.50 SF** of affected drywall.
- Remove approximately **52.50 SF** of contaminated insulation.
- Remove approximately **8.17 LF** of affected baseboard.
- Remove approximately **4 LF** of affected window sill.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Prepare exposed framing and window assemblies for post-remediation verification.

CLASSROOM 2

Area Information

- Wall Area: **885.53 SF**
- Ceiling Area: **704.88 SF**
- Floor Area: **704.88 SF**
- Wall & Ceiling Area: **1,590.41 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace one (1) suspended ceiling tile identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CLASSROOM 3

Area Information

- Wall Area: **885.53 SF**
- Ceiling Area: **704.88 SF**

- Floor Area: **704.88 SF**
- Wall & Ceiling Area: **1,590.41 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately five (5) suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CLASSROOM 4

Area Information

- Wall Area: **885.59 SF**
- Ceiling Area: **704.97 SF**
- Floor Area: **704.97 SF**
- Wall & Ceiling Area: **1,590.56 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CLASSROOM 5

Area Information

- Wall Area: **886.54 SF**
- Ceiling Area: **704.88 SF**
- Floor Area: **704.88 SF**
- Wall & Ceiling Area: **1,591.42 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove approximately **56 SF** of suspended ceiling grid.

- Remove and replace approximately seven (7) suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CLASSROOM 6

Area Information

- Wall Area: **1,252.90 SF**
- Ceiling Area: **829.57 SF**
- Floor Area: **829.57 SF**
- Wall & Ceiling Area: **2,082.47 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Include the associated classroom closet within the remediation area.

CLASSROOM 7

Area Information

- Wall Area: **1,044.23 SF**
- Ceiling Area: **835.19 SF**
- Floor Area: **835.19 SF**
- Wall & Ceiling Area: **1,879.42 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

END OF RESPONSE 2

Response 3 will continue with:

- Women's Restroom
- Men's Restroom
- Classrooms 9-17
- Storage Hallway A
- Computer Room

using this same finalized format.

proceed

Perfect. Continuing with the finalized document.

WOMEN'S RESTROOM

Area Information

- Wall Area: **1,230.70 SF**
- Floor Area: **426.34 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Clean and detail hard surface flooring.

MEN'S RESTROOM

Area Information

- Wall Area: **1,163.56 SF**
- Floor Area: **437.67 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Clean and detail hard surface flooring.

CLASSROOM 9

Area Information

- Wall Area: **638.81 SF**
- Ceiling Area: **303.72 SF**
- Floor Area: **303.72 SF**
- Wall & Ceiling Area: **942.53 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately four (4) suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CLASSROOM 10

Area Information

- Wall Area: **978.20 SF**
- Ceiling Area: **720.87 SF**
- Floor Area: **720.87 SF**
- Wall & Ceiling Area: **1,699.07 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately six (6) suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CLASSROOM 11

Area Information

- Wall Area: **1,344.18 SF**
- Ceiling Area: **840.34 SF**

- Floor Area: **840.34 SF**
- Wall & Ceiling Area: **2,184.52 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately two (2) suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Include the adjoining room identified within the remediation estimate as part of the regulated work area.

CLASSROOM 12

Area Information

- Wall Area: **885.57 SF**
- Ceiling Area: **705.33 SF**
- Floor Area: **705.33 SF**
- Wall & Ceiling Area: **1,590.90 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CLASSROOM 13

Area Information

- Wall Area: **885.51 SF**
- Ceiling Area: **705.27 SF**
- Floor Area: **705.27 SF**
- Wall & Ceiling Area: **1,590.78 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately four (4) suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CLASSROOM 14

Area Information

- Wall Area: **886.24 SF**
- Ceiling Area: **706.43 SF**
- Floor Area: **706.43 SF**
- Wall & Ceiling Area: **1,592.67 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately one (1) suspended ceiling tile identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CLASSROOM 15

Area Information

- Wall Area: **865.23 SF**
- Ceiling Area: **706.55 SF**
- Floor Area: **706.55 SF**
- Wall & Ceiling Area: **1,571.78 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Selectively remove approximately **68.40 SF** of affected drywall.
- Remove approximately **68.40 SF** of contaminated insulation.
- Remove approximately **7.60 LF** of affected baseboard.

- Remove one (1) suspended ceiling tile identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
 - Prepare exposed framing and wall assemblies for post-remediation verification.
-

CLASSROOM 16

Area Information

- Wall Area: **850.36 SF**
- Ceiling Area: **679.84 SF**
- Floor Area: **679.84 SF**
- Wall & Ceiling Area: **1,530.20 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately two (2) suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
-

CLASSROOM 17

Area Information

- Wall Area: **885.45 SF**
- Ceiling Area: **704.03 SF**
- Floor Area: **704.03 SF**
- Wall & Ceiling Area: **1,589.48 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately fourteen (14) suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

STORAGE HALLWAY A

Area Information

- Wall Area: **378.79 SF**
- Ceiling Area: **112.33 SF**
- Floor Area: **112.33 SF**
- Wall & Ceiling Area: **491.12 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Clean and detail hard surface flooring.

COMPUTER ROOM

Area Information

- Wall Area: **839.62 SF**
- Ceiling Area: **579.87 SF**
- Floor Area: **579.87 SF**
- Wall & Ceiling Area: **1,419.49 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

END OF RESPONSE 3

The **final response** will include:

- Resource Center
- Hallway System
- Concession Stand & Storage

- Custodial Room
- Chemistry Lab
- Staff Men's Restroom
- Staff Women's Restroom
- Nurse
- Break Room
- Project Completion Requirements
- Document Revisions

After that, the work plan will be complete.

proceed

Perfect. This is the final section of the Work Plan.

RESOURCE CENTER

Area Information

- Wall Area: **2,467.83 SF**
- Ceiling Area: **2,538.18 SF**
- Floor Area: **2,538.18 SF**
- Wall & Ceiling Area: **5,006.01 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately nine (9) 2' x 2' suspended ceiling tiles.
- Remove and replace approximately one hundred seventy (170) 2' x 4' suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Include all associated Resource Center storage areas within the regulated work area.

HALLWAY SYSTEM

Area Information

- Wall Area: **8,223.56 SF**
- Ceiling Area: **6,392.10 SF**
- Floor Area: **6,392.10 SF**
- Wall & Ceiling Area: **14,615.66 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove and replace approximately twenty-four (24) 2' x 2' suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Sequence remediation activities as necessary to maintain safe access and minimize disruption to ongoing facility operations.

CONCESSION STAND & STORAGE

Area Information

- Wall Area: **838.04 SF**
- Ceiling Area: **308.79 SF**
- Floor Area: **308.79 SF**
- Wall & Ceiling Area: **1,146.83 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove affected suspended ceiling tiles identified within the Mold Restoration Protocol.
- Detach one (1) single-basin sink.
- Remove countertop.
- Remove lower base cabinetry.
- Replace two (2) angle stop valves as necessary to facilitate sink removal.
- Cap plumbing and gas utilities as required during remediation.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

- Protect remaining fixtures and equipment not included within the remediation scope.
- Coordinate plumbing disconnects with reconstruction activities.

CUSTODIAL ROOM

Area Information

- Wall Area: **448.04 SF**
- Ceiling Area: **148.60 SF**
- Floor Area: **148.60 SF**
- Wall & Ceiling Area: **596.64 SF**
- Ceiling Height: **8 Feet**

Demolition Activities

- Remove suspended ceiling components identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.

CHEMISTRY LAB

Area Information

- Wall Area: **980.40 SF**
- Ceiling Area: **245.72 SF**
- Floor Area: **245.72 SF**
- Wall & Ceiling Area: **1,226.12 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Protect laboratory fixtures, casework, equipment, and utility connections not included within the remediation scope.
- Coordinate remediation activities to avoid damage to specialty laboratory components.

STAFF MEN'S RESTROOM

Area Information

- Wall Area: **576.15 SF**
- Ceiling Area: **157.12 SF**
- Floor Area: **157.12 SF**
- Wall & Ceiling Area: **733.27 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
-

STAFF WOMEN'S RESTROOM

Area Information

- Wall Area: **569.15 SF**
- Ceiling Area: **156.85 SF**
- Floor Area: **156.85 SF**
- Wall & Ceiling Area: **726.00 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
-

NURSE

Area Information

- Wall Area: **566.47 SF**
- Ceiling Area: **147.15 SF**
- Floor Area: **147.15 SF**

- Wall & Ceiling Area: **713.62 SF**
- Ceiling Height: **9 Feet**

Demolition Activities

- Remove suspended ceiling tiles identified within the Mold Restoration Protocol.

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Include the adjoining restroom within the regulated work area.

BREAK ROOM

Area Information

- Wall Area: **1,097.73 SF**
- Ceiling Area: **643.99 SF**
- Floor Area: **643.99 SF**
- Wall & Ceiling Area: **1,741.72 SF**
- Ceiling Height: **9 Feet**

Additional Requirements

- Perform remediation in accordance with the General Cleaning Procedures identified within this Work Plan.
- Include the associated break room closet within the regulated work area.

PROJECT COMPLETION REQUIREMENTS

The remediation contractor shall complete all activities identified within this Work Plan and the project-specific Mold Restoration Protocol prior to requesting independent post-remediation verification (PRV).

Remediation activities shall be considered substantially complete when the following requirements have been satisfied:

- All selective demolition identified within the Mold Restoration Protocol has been completed.
- All remediation activities have been completed in accordance with the General Cleaning Procedures identified within this Work Plan.
- All room-specific demolition activities and additional requirements have been completed.
- All contaminated debris has been removed from regulated work areas and disposed of in accordance with applicable federal, state, and local regulations.

- All salvageable structural building materials have been remediated in accordance with this Work Plan and the Mold Restoration Protocol.
- All visible fungal growth, settled particulate, dust, and remediation debris have been removed from accessible structural surfaces.
- Engineering controls, including containment systems and negative air pressure, shall remain in operation until remediation activities have been completed and authorization has been provided by the Mold Assessment Consultant.
- Regulated work areas shall remain isolated from unaffected portions of the facility until post-remediation verification has been successfully completed or authorization has been granted by the Mold Assessment Consultant to remove engineering controls.
- The remediation contractor shall conduct a final inspection of each regulated work area to verify completion of the Work Plan prior to requesting independent post-remediation verification.

Following completion of remediation activities, the Mold Assessment Consultant shall perform independent post-remediation verification in accordance with the project-specific Mold Restoration Protocol and applicable TDLR requirements. Containment systems shall remain in place until successful post-remediation verification has been achieved or authorization to remove containment has been provided by the Mold Assessment Consultant.

DOCUMENT REVISIONS

This Work Plan has been prepared utilizing the project-specific Mold Restoration Protocol and the associated remediation estimate. Should concealed conditions, additional microbial contamination, or other unforeseen site conditions be encountered during remediation, the Contractor shall notify the Owner and Mold Assessment Consultant prior to performing work outside the scope of this Work Plan.

Any revisions to the project scope resulting from concealed conditions, changes to the Mold Restoration Protocol, Owner-directed modifications, or additional remediation requirements shall be documented and incorporated into the project record prior to implementation.

Scope of Work

Main Level

Description	Qty	
SANITIZATION		
Disinfect building - fog / spray - per SF	26,563.87	SF
Equipment decontamination charge - per piece of equipment	30.00	EA
EQUIPMENT		
Negative air fan/Air scrubber (24 hr period) - No monit.	210.00	DA
Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor.	120.00	EA
Add for HEPA filter (for negative air exhaust fan)	21.00	EA
Add for HEPA filter (for canister/backpack vacuums)	6.00	EA
CONTAINMENT		
Ducting - lay-flat - Large	150.00	LF
Containment Barrier/Airlock/Decon. Chamber	3,000.00	SF
PPE		
Add for personal protective equipment - Heavy duty	300.00	EA
LABOR		
Content Manipulation charge - per hour	144.00	HR
Content Manipulation charge - per hour	168.00	HR
Hazardous Waste/Mold Cleaning Technician - per hour	576.00	HR
Hazardous Waste/Mold Cleaning- Supervisory	270.00	HR
Disinfect building - fog / spray - per SF	26,563.87	SF

Entryway

Description	Qty	
CLEANING		
Clean the walls	258.45	SF
Clean suspended ceiling grid	401.24	SF
HEPA Vacuuming - Detailed - (PER SF)	401.24	SF
Clean and deodorize carpet	401.24	SF
Apply anti-microbial agent to more than the walls and ceiling	1,060.94	SF

Main Office

Description	Qty	
CLEANING		
Clean the walls	1,242.40	SF
Clean suspended ceiling grid	841.78	SF
HEPA Vacuuming - Detailed - (PER SF)	841.78	SF
Apply anti-microbial agent to more than the walls and ceiling	2,925.95	SF
Clean and deodorize carpet	841.78	SF
DEMO		
Suspended ceiling tile - 2' x 2'	3.00	SF

Counselor Office A

Description	Qty	
CLEANING		
Clean the walls	491.24	SF
Clean suspended ceiling grid	222.09	SF
HEPA Vacuuming - Detailed - (PER SF)	222.09	SF
Apply anti-microbial agent to more than the walls and ceiling	935.42	SF
Clean and deodorize carpet	222.09	SF
DEMO		
Tear out drywall, cleanup, bag - Cat 3	96.30	SF
Tear out and bag insulation - Category 3	96.30	SF
Tear out baseboard and bag for disposal	10.70	LF
Suspended ceiling tile - Standard grade - 2' x 4'	1.00	SF

Office A

Description	Qty	
CLEANING		
Clean the walls	351.57	SF
Clean suspended ceiling grid	154.14	SF
HEPA Vacuuming - Detailed - (PER SF)	154.14	SF
Apply anti-microbial agent to more than the walls and ceiling	659.84	SF
Clean and deodorize carpet	154.14	SF

Principal Office

Description	Qty	
CLEANING		
Clean the walls	429.11	SF
Clean suspended ceiling grid	205.80	SF
HEPA Vacuuming - Detailed - (PER SF)	205.80	SF
Apply anti-microbial agent to more than the walls and ceiling	840.72	SF
Clean and deodorize carpet	205.80	SF

Conference Room

Description	Qty	
CLEANING		
Clean the walls	444.20	SF
Clean suspended ceiling grid	179.16	SF
HEPA Vacuuming - Detailed - (PER SF)	179.16	SF
Apply anti-microbial agent to more than the walls and ceiling	802.52	SF
Clean and deodorize carpet	179.16	SF

Admin Office

Description	Qty	
CLEANING		
Clean the walls	813.40	SF
Clean suspended ceiling grid	378.67	SF
HEPA Vacuuming - Detailed - (PER SF)	378.67	SF
Apply anti-microbial agent to more than the walls and ceiling	1,570.74	SF
Clean and deodorize carpet	378.67	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	5.00	SF

Admin Meeting RM

Description	Qty	
CLEANING		
Clean the walls	465.82	SF
Clean suspended ceiling grid	178.21	SF
HEPA Vacuuming - Detailed - (PER SF)	178.21	SF
Apply anti-microbial agent to more than the walls and ceiling	822.24	SF
Clean and deodorize carpet	178.21	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	4.00	SF

Safe Room

Description	Qty	
CLEANING		
Clean the walls	416.87	SF
Clean suspended ceiling grid	145.78	SF
HEPA Vacuuming - Detailed - (PER SF)	145.78	SF
Clean floor	145.78	SF
Apply anti-microbial agent to more than the walls and ceiling	708.43	SF

Office B

Description	Qty	
CLEANING		
Clean the walls	453.38	SF
Clean suspended ceiling grid	190.15	SF
HEPA Vacuuming - Detailed - (PER SF)	190.15	SF
Apply anti-microbial agent to more than the walls and ceiling	833.68	SF
Clean and deodorize carpet	190.15	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	1.00	SF

Classroom 1

Description	Qty	
CLEANING		
Clean the walls	886.70	SF
Clean suspended ceiling grid	704.09	SF
HEPA Vacuuming - Detailed - (PER SF)	704.09	SF
Apply anti-microbial agent to more than the walls and ceiling	2,294.88	SF
Clean and deodorize carpet	704.09	SF
DEMO		
Tear out drywall, cleanup, bag - Cat 3	52.50	SF
Tear out and bag insulation - Category 3	52.50	SF
Tear out baseboard and bag for disposal	8.17	LF
Window sill	4.00	LF

Classroom 2

Description	Qty	
CLEANING		
Clean the walls	885.53	SF
Clean suspended ceiling grid	704.88	SF
HEPA Vacuuming - Detailed - (PER SF)	704.88	SF
Apply anti-microbial agent to more than the walls and ceiling	2,295.29	SF
Clean and deodorize carpet	704.88	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	1.00	SF

Classroom 3

Description	Qty	
CLEANING		
Clean the walls	885.53	SF
Clean suspended ceiling grid	704.88	SF
HEPA Vacuuming - Detailed - (PER SF)	704.88	SF
Apply anti-microbial agent to more than the walls and ceiling	2,295.29	SF
Clean and deodorize carpet	704.88	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	5.00	SF

Classroom 4

Description	Qty	
CLEANING		
Clean the walls	885.59	SF
Clean suspended ceiling grid	704.97	SF
HEPA Vacuuming - Detailed - (PER SF)	704.97	SF
Apply anti-microbial agent to more than the walls and ceiling	2,295.52	SF
Clean and deodorize carpet	704.97	SF

Classroom 5

Description	Qty	
CLEANING		
Clean the walls	886.54	SF
Clean suspended ceiling grid	704.88	SF
HEPA Vacuuming - Detailed - (PER SF)	704.88	SF
Apply anti-microbial agent to more than the walls and ceiling	2,296.30	SF
Clean and deodorize carpet	704.88	SF
DEMO		
Suspended ceiling grid - 2' x 4'	56.00	SF
Suspended ceiling tile - Standard grade - 2' x 4'	7.00	SF

Classroom 6

Description	Qty	
CLEANING		
Clean the walls	1,252.90	SF
Clean suspended ceiling grid	829.57	SF
HEPA Vacuuming - Detailed - (PER SF)	829.57	SF
Apply anti-microbial agent to more than the walls and ceiling	2,912.04	SF
Clean and deodorize carpet	829.57	SF

Classroom 7

Description	Qty	
CLEANING		
Clean the walls	1,044.23	SF
Clean suspended ceiling grid	835.19	SF
HEPA Vacuuming - Detailed - (PER SF)	835.19	SF
Apply anti-microbial agent to more than the walls and ceiling	2,714.61	SF
Clean and deodorize carpet	835.19	SF

Women Bathroom

Description	Qty	
CLEANING		
Clean the walls	1,230.70	SF
HEPA Vacuuming - Detailed - (PER SF)	426.45	SF
Clean floor, strip & wax	426.34	SF
Apply anti-microbial agent to more than the walls and ceiling	2,083.49	SF

Mens Bathroom

Description	Qty	
CLEANING		
Clean the walls	1,163.56	SF
HEPA Vacuuming - Detailed - (PER SF)	437.73	SF
Clean floor, strip & wax	437.67	SF
Apply anti-microbial agent to more than the walls and ceiling	2,038.97	SF

Classroom 11

Description	Qty	
CLEANING		
Clean the walls	1,344.18	SF
Clean suspended ceiling grid	840.34	SF
HEPA Vacuuming - Detailed - (PER SF)	840.34	SF
Apply anti-microbial agent to more than the walls and ceiling	3,024.86	SF
Clean and deodorize carpet	840.34	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	2.00	SF

Classroom 10

Description	Qty	
CLEANING		
Clean the walls	978.20	SF
Clean suspended ceiling grid	720.87	SF
HEPA Vacuuming - Detailed - (PER SF)	720.87	SF
Apply anti-microbial agent to more than the walls and ceiling	2,419.94	SF
Clean and deodorize carpet	720.87	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	6.00	SF

Storage Hallway A

Description	Qty	
CLEANING		
Clean the walls	378.79	SF
Clean suspended ceiling grid	112.33	SF
HEPA Vacuuming - Detailed - (PER SF)	112.33	SF
Clean floor, strip & wax	112.33	SF
Apply anti-microbial agent to more than the walls and ceiling	603.45	SF

Computer Room

Description	Qty	
CLEANING		
Clean the walls	839.62	SF
Clean suspended ceiling grid	579.87	SF
HEPA Vacuuming - Detailed - (PER SF)	579.87	SF
Apply anti-microbial agent to more than the walls and ceiling	1,999.35	SF
Clean and deodorize carpet	579.87	SF

Resource Center

Description	Qty	
CLEANING		
Clean the walls	2,467.83	SF
Clean suspended ceiling grid	2,538.18	SF
HEPA Vacuuming - Detailed - (PER SF)	2,538.18	SF
Apply anti-microbial agent to more than the walls and ceiling	7,544.20	SF
Clean and deodorize carpet	2,538.18	SF
DEMO		
Suspended ceiling tile - 2' x 2'	9.00	SF
Suspended ceiling tile - Standard grade - 2' x 4'	170.00	SF

Classroom 9

Description	Qty	
CLEANING		
Clean the walls	638.81	SF
Clean suspended ceiling grid	303.72	SF
HEPA Vacuuming - Detailed - (PER SF)	303.72	SF
Apply anti-microbial agent to more than the walls and ceiling	1,246.24	SF
Clean and deodorize carpet	303.72	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	4.00	SF

Concession Stand & Storage

Description	Qty	
CLEANING		
Clean the walls	838.04	SF
Clean suspended ceiling grid	308.79	SF
HEPA Vacuuming - Detailed - (PER SF)	308.79	SF
Clean floor, strip & wax	308.79	SF
Apply anti-microbial agent to more than the walls and ceiling	1,455.62	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	12.00	SF
Sink - single basin - Detach	1.00	EA
Angle stop valve	2.00	EA
Tear out countertop - post formed plastic laminate	14.38	LF
Tear out cabinetry - lower (base) units	14.38	LF
Gas/water line cap/plug - per cap	2.00	EA

Custodial

Description	Qty	
CLEANING		
Clean the walls	448.04	SF
Clean suspended ceiling grid	148.60	SF
HEPA Vacuuming - Detailed - (PER SF)	148.60	SF
Clean floor, strip & wax	148.60	SF
Apply anti-microbial agent to more than the walls and ceiling	745.25	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	148.60	SF

Classroom 17

Description	Qty	
CLEANING		
Clean the walls	885.45	SF
Clean suspended ceiling grid	704.03	SF
HEPA Vacuuming - Detailed - (PER SF)	704.03	SF
Apply anti-microbial agent to more than the walls and ceiling	2,293.50	SF
Clean and deodorize carpet	704.03	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	14.00	SF

Chem Lab

Description	Qty	
CLEANING		
Clean the walls	980.40	SF
Clean suspended ceiling grid	245.72	SF
HEPA Vacuuming - Detailed - (PER SF)	245.72	SF
Apply anti-microbial agent to more than the walls and ceiling	1,471.83	SF
Clean floor, strip & wax	245.72	SF

Classroom 16

Description	Qty	
CLEANING		
Clean the walls	850.36	SF
Clean suspended ceiling grid	679.84	SF
HEPA Vacuuming - Detailed - (PER SF)	679.84	SF
Clean floor	679.84	SF
Apply anti-microbial agent to more than the walls and ceiling	2,210.03	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	2.00	SF

Classroom 15

Description	Qty	
CLEANING		
Clean the walls	865.23	SF
Clean suspended ceiling grid	706.55	SF
HEPA Vacuuming - Detailed - (PER SF)	706.55	SF
Apply anti-microbial agent to more than the walls and ceiling	2,278.33	SF
Clean and deodorize carpet	706.55	SF
DEMO		
Tear out drywall, cleanup, bag - Cat 3	68.40	SF
Tear out and bag insulation - Category 3	68.40	SF
Tear out baseboard and bag for disposal	7.60	LF
Suspended ceiling tile - Standard grade - 2' x 4'	1.00	SF

Classroom 14

Description	Qty	
CLEANING		
Clean the walls	886.24	SF
Clean suspended ceiling grid	706.43	SF
HEPA Vacuuming - Detailed - (PER SF)	706.43	SF
Apply anti-microbial agent to more than the walls and ceiling	2,299.09	SF
Clean and deodorize carpet	706.43	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	1.00	SF

Classroom 13

Description	Qty	
CLEANING		
Clean the walls	885.51	SF
Clean suspended ceiling grid	705.27	SF
HEPA Vacuuming - Detailed - (PER SF)	705.27	SF
Apply anti-microbial agent to more than the walls and ceiling	2,296.04	SF
Clean and deodorize carpet	705.27	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	4.00	SF

Classroom 12

Description	Qty	
CLEANING		
Clean the walls	885.57	SF
Clean suspended ceiling grid	705.33	SF
HEPA Vacuuming - Detailed - (PER SF)	705.33	SF
Apply anti-microbial agent to more than the walls and ceiling	2,296.23	SF
Clean and deodorize carpet	705.33	SF

Hallway

Description	Qty	
CLEANING		
Clean the walls	8,223.56	SF
Clean suspended ceiling grid	6,392.10	SF
HEPA Vacuuming - Detailed - (PER SF)	6,392.10	SF
Apply anti-microbial agent to more than the walls and ceiling	21,007.75	SF
Clean and deodorize carpet	6,392.10	SF
DEMO		
Suspended ceiling tile - 2' x 2'	24.00	SF

Staff Men's Bathroom

Description	Qty	
CLEANING		
Clean the walls	576.15	SF
Clean suspended ceiling grid	157.12	SF
HEPA Vacuuming - Detailed - (PER SF)	157.12	SF
Clean floor, strip & wax	157.12	SF
Apply anti-microbial agent to more than the walls and ceiling	890.40	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	6.00	SF

Staff Woman's Bathroom

Description	Qty	
CLEANING		
Clean the walls	569.15	SF
Clean suspended ceiling grid	156.85	SF
HEPA Vacuuming - Detailed - (PER SF)	156.85	SF
Clean floor, strip & wax	156.85	SF
Apply anti-microbial agent to more than the walls and ceiling	882.85	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	3.00	SF

Nurse

Description	Qty	
CLEANING		
Clean the walls	566.47	SF
Clean suspended ceiling grid	147.15	SF
HEPA Vacuuming - Detailed - (PER SF)	147.15	SF
Clean floor, strip & wax	147.15	SF
Apply anti-microbial agent to more than the walls and ceiling	860.78	SF
DEMO		
Suspended ceiling tile - Standard grade - 2' x 4'	6.00	SF

Break Room**Description****Qty*******CLEANING*****

Clean the walls	1,097.73	SF
Clean suspended ceiling grid	643.99	SF
HEPA Vacuuming - Detailed - (PER SF)	643.99	SF
Clean floor, strip & wax	643.99	SF
Apply anti-microbial agent to more than the walls and ceiling	2,385.72	SF



HOWARD ENVIRONMENTAL LLC TDLR #ACO1264

512-560-2428

<https://www.howardenvironmental.com>



REMEDiation PROTOCOL

506 W Main St
Weimar, TX 78962

Weimar Independent School District

07/07/2026



Inspector

William Rivers

WRR

Mold Assessment Consultant TDLR #MAC2022 Exp
02/15/2028

512-560-2428

william@howardenvironmental.com

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1: PROTOCOL INFORMATION

1.1	General
1.2	Utilities
1.3	Source of Damage
1.4	Environmental Hazards

Information

General: Publishing Date

07/09/2026

WHP

General: Introduction

William Rivers, MAC, a licensed Texas Department of Licensing and Regulation (TDLR) Mold Assessment Consultant #MAC2022 representing Howard Environmental #ACO1264 has developed the following Mold Remediation Protocol for the remediation of microbial contamination at 506 W Main St, Weimar, TX 78962. The goal of this remediation protocol is to effectively remove suspect mold contaminated materials from areas of the property in accordance with the current Texas Department of Licensing and Regulation "Texas Mold Assessment and Remediation Rules" original effective date of May 16, 2004 and amended effective date of May 20, 2007.

This mold remediation protocol is being prepared to obtain a Texas Department of Insurance (TDI) "Certificate of Mold Damage Remediation" (CMDR) document for the property owner. This TDI Mold Certificate is signed by a TDLR licensed MAC and TDLR licensed MRC. This Protocol has been prepared based on a visual inspection of the impacted areas and sampling results collected by Howard Environmental. This Protocol has been prepared based only on the conditions of the areas and materials that were accessible for observation. The full extent of the impacted areas may extend beyond the areas specified in this Protocol. Any changes to this mold remediation Protocol after initiation of remediation and prior to completion of the project shall be documented as an Amendment and placed in the Scope of Remediation section under Remediation Instructions and/or Photo Documentation.

The work should be conducted in accordance with industry accepted practices and guidelines, including but not limited to the following:

- Institute of Inspection Cleaning and Restoration Certification (IICRC) S520, Standard and Reference Guide for Professional Mold Remediation, First Edition, December 2003.
- NYC Department of Health, Guidelines on Assessment and Remediation of Fungi in Indoor Environments.
- U.S. Environmental Protection Agency, Mold Remediation in Schools and Commercial Buildings.

Texas Department of State Health Services, Texas Mold Assessment and Remediation Rules (TMARR), Publication Number 2-15, May 16, 2004 and amended May 20, 2007. The Texas Department of Licensing and Regulation adopted the Mold Program in November of 2017.

Upon a successful clearance, a Texas Department of Insurance "Certificate of Mold Damage Remediation" will be issued to the property owner.

Should the property owner have any questions concerning any area of this Protocol, they should contact the MAC (William Rivers 512-560-2428 william@howardenvironmental.com) for discussion. It is imperative that the property owner understand why specific remediation is being conducted – the property owner has the right to question any area of remediation as to any aspect of the remediation.

Upon being awarded the remediation, the MRC shall immediately provide MRC contact information (name, company, MRC #, phone, email, etc.) to the MAC.

WHP

General: General Information

All questions, concerns, or requests for clarification regarding the remediation scope, methodology, or intent of the protocol shall be directed exclusively to the Mold Assessment Consultant (MAC) who authored the remediation protocol.

The Mold Assessment Consultant is responsible for the development, interpretation, and justification of the remediation scope in accordance with applicable regulations and industry standards. Neither the remediation contractor nor other involved parties are authorized to modify, reinterpret, or expand the scope of work without prior written approval from the originating consultant.

This requirement ensures consistency with the original assessment findings and maintains compliance with governing regulations, including applicable provisions of the Texas Administrative Code (TAC).

There is no absolute guarantee that visible mold will be observed in all building materials removed or cleaned during any remediation. There is always the potential for there to be a "not yet visible mold presence" that has not amplified significantly from the initial 2 – 10 micron originating spore to be visible to the naked eye. Removed "sandwiched" building materials (between framing or between sheetrock and studs/sill plate/top plate) may contain visible and/or "not yet visible" mold growth.

No mold remediation worker shall comment as to there being "no mold present" in any building material during or after mold remediation. Any questions about an actual mold presence or absence should be directed to the MAC, per TAC requirements.

In any residence, there is the potential for mold previously undiscovered to be revealed from unknown historical previous water incidents during previous owners in the residence that exhibit no current outward visible signs or evidence. There is always the possibility that potential mold containing areas are not visible due to painting, new building materials being installed over mold, or furniture blocking access to an area. This applies to the entire life of the property as water/mold issues years or decades ago could have been cosmetically repaired without completely removing mold containing materials.

WHP

General: Client Rights to Review

The client retains the right to review, question, and seek clarification regarding any portion of the remediation protocol prior to the commencement of work. This includes, but is not limited to, the defined scope of work, areas designated for remediation, methods and engineering controls to be utilized, and the extent of material removal or cleaning prescribed.

Clients may request additional explanation or supporting rationale for any component of the protocol to ensure a clear understanding of the proposed remediation activities and their necessity. Any concerns related to potential overreach, under-scoping, or site-specific conditions not addressed within the protocol should be formally communicated and documented prior to project initiation. No deviations from the established protocol should occur without appropriate review and written authorization.

WHP

General: Notification

A mold remediation contractor or company shall notify the department or the department's representative or designee of a mold remediation, as defined in 16 TAC §78.10(29), when mold contamination affects a total surface area of 25 contiguous square feet or more. The notification shall be submitted to the department or its representative or designee no less than five calendar days before the anticipated start date of the mold remediation.

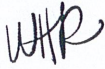
(29) Mold remediation--The removal, cleaning, sanitizing, demolition, or other treatment, including preventive activities, of mold or mold-contaminated matter that was not purposely grown at a location. Preventive activities include those intended to prevent future mold contamination of a remediated area, including applying biocides or anti-microbial compounds.

(29) Mold remediation--The removal, cleaning, sanitizing, demolition, or other treatment, including preventive activities, of mold or mold-contaminated matter that was not purposely grown at a location. Preventive activities include those intended to prevent future mold contamination of a remediated area, including applying biocides or anti-microbial compounds.

Provision for emergency; an emergency exists if a delay in mold remediation services in response to a water damage occurrence would increase mold contamination. In an emergency, the mold remediation contractor or company shall submit a notification to the department as soon as practicable but not later than the following working day after the licensee identifies the emergency.

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.

Please see the [TDLR Mold Monitor - April 2025](#) for further clarification and details.

**Utilities: Electricity**

On

Utilities: Water

On

Utilities: Gas

N/A

Source of Damage: Source of Damage

Plumbing Failure, Water Intrusion, Elevated Relative Humidity

All protocols require that the underlying cause of the moisture intrusion be determined and corrected – or further mold growth will reoccur. All known water infiltration should be stopped as soon as practically possible. Upon completion of the addressing of the water infiltration issue(s), drying, dehumidification, cleanup, and removal of water damaged materials will prevent or limit mold growth. A delay in responding to the drying out process may reduce the effectiveness of cleaning utilizing recognized mold remediation techniques.

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.

WHP

Source of Damage: Repairs Required

All moisture sources identified in the mold inspection report, as well as any other moisture sources which may be discovered once items are removed, should be repaired prior to or concurrent with the remediation. If these sources are not remedied, water damage and/or fungal growth will recur, and the MAC will be unable to issue the CMDR.

WHP

Environmental Hazards: Mold

Confirmed Present

Aspergillus, Penicillium,
Stachybotrys

2: SCOPE OF REMEDIATION

2.1	Environmental Awareness
2.2	Containment Specifications
2.3	Remediation Instructions
2.4	Photo Documentation

Information

Environmental Awareness: Environmental Control

During mold remediation, portions of the HVAC system serving the remediation area may be disabled, isolated, or blocked off to prevent the spread of mold spores, dust, and other contaminants to unaffected areas of the structure. When normal HVAC operation is interrupted, environmental conditions within the containment area must be maintained using supplemental equipment.

Dehumidifiers shall be utilized as necessary to control humidity and promote the drying of water-impacted materials. Air scrubbers equipped with HEPA filtration shall be operated to remove airborne mold spores and remediation-related particulate while helping maintain negative pressure within the containment area.

The use of dehumidification and HEPA-filtered air filtration helps maintain appropriate environmental conditions, supports effective remediation, and reduces the potential for contaminant migration during remediation activities.

WHP

Environmental Awareness: Personal Protective Equipment

The primary function of personal protective equipment is to limit mold exposure.

If a remediation job disturbs mold, and mold spores then become airborne, the risk of respiratory exposure increases.

Actions likely to stir up mold include:

- Breaking moldy porous materials such as wallboard
- Using invasive procedures to examine or remediate mold growth in wall cavities
- Stripping or peeling wallpaper to remove it
- Using fans to dry items

Personal Protective Equipment (PPE)

- Minimum: Gloves, N-95 respirator, goggles/eye protection.
- Limited: Gloves, N-95 respirator or half-face respirator with HEPA filter, disposable overalls, goggles/eye protection.
- Full: Gloves, disposable full body clothing, head gear, foot coverings, full-face respirator with HEPA filter.

Gloves

The material from which gloves are made should be suited to the type of materials being handled. If you choose to use a biocide, such as chlorine bleach, or a strong cleaning solution, gloves should be made from:

- Natural rubber
- Neoprene
- Nitrile
- Polyurethane
- Polyvinylchloride (PVC)

Goggles

Properly fitted goggles or full-face respirators provide eye protection. Goggles must be designed to keep out dust and small particles. Safety glasses or goggles that have open vent holes are not acceptable.

Respirators

Respirators protect remediation workers from inhaling airborne mold, mold spores and dust. Three types of respiratory protection are described:

- Minimum
- Limited
- Full

Only respirators approved by the National Institute for Occupational Safety and Health (NIOSH) should be worn during mold remediation. These respirators must be used according to any applicable Occupational Safety and Health Administration (OSHA) regulations.

Minimum PPE includes gloves, goggles/eye protection and an N-95 respirator. An N-95 respirator covers the nose and mouth, filters out 95 percent of airborne particulates and is available in most hardware stores. It does not provide eye protection. Use minimum PPE when cleaning up a small area affected by mold (less than 10 square feet total).

Limited PPE includes the use of half-face or full-face air purifying respirators (APRs) equipped with P100 filter cartridges. These respirators have inhalation and exhalation valves that filter the air and ensure it is free of mold particles. The P100 filters do not remove vapors or gases, and the half-face APRs do not protect the wearer's eyes. Limited PPE may be warranted when the total surface area affected by mold is between 10 and 100 square feet. Professional judgment should be used to make the final determination about whether to wear limited PPE.

Full PPE includes a full-face, powered air purifying respirator (PAPR). It is recommended when more than 100 square feet of mold is found, when high levels of airborne dust or mold spores are likely, or when intense or long-term exposures are expected. A powered air purifying respirator uses a blower to force air through a P100 filter. The filtered air is supplied to a mask that covers the wearer's face or a hood that covers the entire head. Positive pressure within the hood prevents unfiltered air from entering through penetrations or gaps. Individuals must be trained to use their respirators before they begin remediation.

Disposable clothing is recommended for medium and large remediation projects. It prevents the transfer and spread of mold to clothing and eliminates skin contact with mold. When limited protection is warranted, disposable paper coveralls can be used. When full protection is required, a body suit of breathable material, such as TYVEK®, and mold-impervious disposable head and foot coverings should be used. All gaps, such as those around ankles and wrists, should be sealed. (Many remediators use duct tape to seal clothing.)

WHP

Containment Specifications: Containment Standards

The following containment measures are designed to isolate the work area, prevent cross-contamination, and maintain controlled environmental conditions throughout the mold remediation process.

- All contents within the impacted area will be either removed or properly protected, and flooring will be covered to prevent cross-contamination. A Limited Containment will be established to fully enclose the remediation area as outlined in the Remediation Instructions and Photo Documentation, ensuring sufficient working space for removal and cleaning activities.
- A HEPA-filtered air scrubber will be installed to assist with air filtration, and negative air pressure will be established if feasible to prevent the spread of airborne contaminants. Once removal activities are completed, a dehumidifier will be introduced to maintain appropriate relative humidity levels throughout the space.
- If negative pressure is utilized, it should be maintained after removals have been completed at low CFM until post-remediation clearance has been achieved.

Limited Containment consists of a single layer of 6-mil fire-retardant polyethylene sheeting enclosing the affected area; painter's plastic or other lightweight, thin plastic sheeting is not considered adequate containment material. Access to the contained area is through a slit entry covered by a flap on the outside of the containment area. Limited Containment is generally recommended for areas involving 10 to 100 square feet of mold contamination. Signs advising that a mold remediation project is in progress shall be displayed at all entrances to remediation areas adjacent to occupied areas of the building. The sign shall be at least 8" x 10" with black letters on yellow background: "NOTICE: Mold remediation project in progress". The text of the signs shall be legible from a distance of ten feet.

In small areas, the polyethylene sheeting can be secured to the floor and ceiling with duct tape. In larger areas, tension posts can be utilized to hold the polyethylene sheeting. Epoxy can also be used to fasten the sheeting to the floor or ceiling.

All supply and air vents, doors and pipe chases in the containment area must be sealed with polyethylene sheeting to minimize the spread of mold and mold spores to other areas of the building. Stairs should also be sealed if a riser is missing or open. (A pipe chase is an enclosure through which pipes are run; a riser is the upright piece of a stair step, from tread to tread.)

The removal of ceiling tiles may affect HVAC systems if the space above the ceiling is used as a return air plenum. In such cases, containment would be installed across ceiling deck. The filters in the air-handling units serving the affected area are recommended to be replaced once the remediation is complete.

The containment(s) should be maintained under negative air pressure with a HEPA filtered fan unit between areas indoor that need remediation and unaffected areas of the structure to contain mold spores and dust/debris. If negative air pressure is lost, stop work and reestablish negative air before continuing. The containment or work area(s) should be unoccupied by non-remediation company workers during remediation activities.

The MRC shall be allowed to move and/or relocate containment as long as the integrity of the containment is not compromised. Reasons to relocate containment shall include, but not be limited to, allowing adequate work room, more effective anchoring of containment, more effective wall construction, etc. Any change in cost to the client from the MRC concerning containment changes shall be discussed with the client prior to such changes.

NOTE: Containment is not required if the entire dwelling is affected and only persons who are licensed or registered under the Texas Administrative Code (TAC Chapter 78.100) occupy the building in which the remediation takes place at any time between the start-date and stop-date for the project as specified on the notification.

WHR

Containment Specifications: Full Containment Recommended

Full Containment is recommended for the clean up of mold-contaminated surface areas of more than 100 square feet and when intense or long-term exposures are expected. It is also recommended if it appears likely that the occupant's space would be further contaminated if full containment were not used because high levels of airborne dust or mold spores are likely. Full Containment requires double layers of polyethylene sheeting to create a barrier between the moldy area and other parts of the building. A decontamination chamber or airlock -- an area with doors between the contaminated area and the clean area -- should be built for entry into and exit out of the remediation area. Signs advising that a mold remediation project is in progress shall be displayed at all entrances to remediation areas adjacent to occupied areas of the building. The sign shall be at least 8" x 10" with black letters on yellow background: "NOTICE: Mold remediation project in progress". The text of the signs shall be legible from a distance of ten feet.

The entryways from the outside into the airlock and from the airlock into the containment area should be slits covered by flaps on the outside surface. The chamber should be large enough to hold a waste container and allow a worker to put on and remove Personal Protective Equipment (PPE). All contaminated PPE, except respirators, should be placed in a sealed bag while in this chamber.

Full PPE should be worn until remediation workers are outside containment chamber, within decontamination chamber.

Respirators should be worn until remediation workers are outside the decontamination chamber.

The containment(s) should be maintained under negative air pressure with a HEPA filtered fan unit between areas indoor that need remediation and unaffected areas of the structure to contain mold spores and dust/debris. If negative air pressure is lost, stop work and reestablish negative air before continuing. The containment or work area(s) should be unoccupied by non-remediation company workers during remediation activities.

The MRC shall be allowed to move and/or relocate containment as long as the integrity of the containment is not compromised. Reasons to relocate containment shall include, but not be limited to, allowing adequate work room, more effective anchoring of containment, more effective wall construction, etc. Any change in cost to the client from the MRC concerning containment changes shall be discussed with the client prior to such changes.

NOTE: Containment is not required if the entire dwelling is affected and only persons who are licensed or registered under the Texas Occupations Code (Chapter 1958) occupy the building in which the remediation takes place at any time between the start-date and stop-date for the project as specified on the notification.

WHP

Remediation Instructions: Estimated Quantities of Materials to be Removed or Cleaned

> 20,000sqft

Materials identified for removal typically include porous and semi-porous building components that are visibly impacted, water-damaged, or suspected to contain mold growth, such as drywall, insulation, carpeting, baseboards, and other finishes. These materials are generally not suitable for effective cleaning and are therefore removed to prevent continued contamination and to allow access to underlying structural components.

The quantities of materials listed in the remediation protocol are estimates based on visual observations and accessible conditions at the time of the assessment. Due to the potential for concealed damage within wall cavities, flooring systems, or other enclosed spaces, the full extent of impacted materials may not be known until remediation activities have commenced. As a result, additional materials may require removal as conditions are further exposed, and adjustments to the scope of work may be necessary to ensure proper and complete remediation.

WHP

**Remediation Instructions: Areas
of Remediation**

Commercial Space

Remediation Instructions: General Remediation

This scope of remediation outlines the necessary procedures to identify, remove, and treat water and/or mold-impacted materials in order to restore the affected areas to a clean, dry, and habitable condition in accordance with industry standards.

- All water and/or mold-impacted materials identified during the inspection and verified by Photo Documentation shall be removed and responsibly disposed of in accordance with applicable local, state, and federal regulations. This includes, but is not limited to, porous building materials such as drywall, insulation, trim, carpet, and engineered flooring that show visible signs of fungal growth or water damage. Where feasible, all non-impacted, non-porous materials (e.g., metal, tile, certain plastics, and sealed surfaces) will be cleaned and salvaged rather than discarded, provided there is no evidence of contamination and surfaces can be effectively decontaminated.
- Demolition and removal of materials will extend a minimum of 24 inches (2 feet) beyond all visible or tested water-damaged or mold-impacted areas, in accordance with industry best practices and to ensure thorough containment of potential fungal spread beyond visibly affected boundaries.
- All remaining structural components (e.g., framing lumber, subflooring, sheathing) that are found to be structurally sound but bear surface fungal growth will be abrasively cleaned using approved methods such as sanding, wire brushing, or media blasting. This process is intended to remove all visible microbial contamination and return surfaces to a clean, dust-free condition.
- Should any structural elements be identified as compromised due to prolonged moisture exposure—evidenced by rot, warping, or loss of structural integrity—those components will require full removal and replacement in order to meet clearance and rebuild criteria.
- Following source removal and drying, the Contractor will perform Small Particle Cleaning (SPC) inside active containment(s) per this Protocol. SPC consists of a top-down, three-pass process: (1) comprehensive HEPA vacuuming of all accessible non-porous and semi-porous surfaces and remaining contents; (2) damp wiping with a mild surfactant/detergent (or, if specified by the Protocol, an EPA-registered antimicrobial used strictly per label); and (3) a final HEPA vacuum or dry wipe of horizontal surfaces. Tools, wipes, and solutions will be changed frequently to prevent redeposition of particulates.
- Upon completion of demolition and cleaning activities, and prior to post-remediation verification (PRV), an optional electrostatic fogging treatment may be applied. This involves the application of a broad-spectrum anti-microbial enzyme using an electrostatic sprayer to help neutralize any residual airborne spores or settled contaminants on surfaces. Following fogging, the area will undergo a thorough small-particle cleaning, which includes HEPA vacuuming of all surfaces and detailed wiping with microfiber cloths and appropriate cleaning agents, to remove fine particulates and microbial residues.
- These steps are essential to ensure the remediated space is returned to a clean, dry, and safe condition suitable for reconstruction and future occupancy.

NOTICE: No encapsulants, paints, sealants, or other coatings shall be applied to remediated surfaces prior to completion of the post-remediation assessment and issuance of clearance by the Mold Assessment Consultant. Encapsulation of materials may interfere with the visual and procedural evaluations required by 16 TAC §78.140 and will result in failure of the post-remediation assessment, unless otherwise directed by the Mold Assessment Consultant.

WHP

Remediation Instructions: Small Particle Cleaning (SPC)

Following completion of remediation activities within the established containment(s), the Contractor will extend SPC to unaffected areas of the dwelling, as directed in the Consultant's Protocol, to reduce fine particulate and mold spore reservoirs that may have migrated outside the primary work zone. While no demolition or source removal is performed in these areas, cleaning shall conform to the minimum work practices required under 16 TAC §78.120 and must be completed before post-remediation assessment (PRA) clearance.

Scope of Cleaning:

- SPC will be performed in all specified common areas, hallways, adjacent rooms, closets, and living spaces identified in the Protocol.
- Cleaning shall include horizontal and vertical surfaces, including flooring, walls, ceilings, trim, doors, cabinetry interiors/exterior, shelving, fixtures, registers/grilles, window troughs, and any non-porous or semi-porous furnishings/contents not slated for disposal.
- HVAC Components: Supply and return registers in non-contained areas will be HEPA-vacuumed and damp wiped, and filters are to be replaced.

SPC Method (top-down, three-pass process):

1. HEPA Vacuum Pass: All accessible surfaces will be vacuumed using a properly functioning HEPA-filtered vacuum, including tops of door frames, shelves, and other horizontal surfaces.
2. Damp Wipe Pass: Surfaces will then be damp wiped with lint-free cloths lightly moistened with a mild detergent solution. If an antimicrobial or biocide is used, it must be EPA-registered for the intended use and used strictly per its label and the Consultant's Protocol. (§78.120(h)).
3. Final HEPA Vacuum/Dry Wipe: After surfaces dry, a final HEPA vacuum or dry wipe will be performed on horizontal surfaces to remove remaining fine particulate.

Contents:

- Non-porous and semi-porous contents (e.g., furniture, fixtures, décor) located in unaffected areas will be cleaned in place or relocated and cleaned as above.
- Porous contents (e.g., upholstered furniture, draperies) will only be cleaned if specifically authorized by the Consultant's Protocol and must be visibly free of mold growth and odors to remain.

Process Controls:

- Work will be staged systematically to avoid cross-contamination from affected areas to unaffected areas.
- HEPA air scrubbers may be deployed in these spaces during SPC, if required by the Protocol.
- Cloths, wipes, and vacuum attachments will be replaced or cleaned frequently to maintain cleaning effectiveness.
- All cleaning will be documented and included in the project file maintained on site (§78.120(c)).

Clearance:

- Although unaffected areas are not subject to full containment removal criteria, they will be visually assessed by the Consultant as part of the Post-Remediation Assessment (§78.140) to confirm that surfaces are clean, free of visible mold, and free of settled dust/debris.

NOTE: Suspected mold growth was ONLY observed on exposed surfaces; contents within enclosed spaces (cabinets, drawers, etc.) were not observed to be impacted during the time of assessment.

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Remediation Instructions: Contaminated Contents

Contents are considered to be contaminated, with currently available information.

All contents from the area to be remediated shall be removed prior to any remediation activities being initiated.

- Porous contents with any visible growth should be discarded.

- All non-porous contents with gravitational mold spore contamination shall be detail wiped down – one direction – one surface and the wipe discarded.

- Porous contents with gravitational mold spore contamination should be HEPA vacuumed and cleaned appropriately.

Before any contents are discarded by the MRC or other authorized personnel, the client shall be notified and provided the opportunity to confirm that all necessary records and supporting documentation have been completed by the appropriate party.

WHP

Remediation Instructions: Standard Remediation Guidelines

1. Remove all furniture and contents from areas to be contained and/or remediated.
2. Erect a Containment for each area/room (or as detailed in Containment Specifications), and install critical barriers over all openings – lights, plumbing penetrations, a/c vents, etc. Establish negative pressure exhausting to exterior of dwelling and/or containment where feasible.
3. Wear proper Personal Protection Equipment.
4. If materials are wet, place dehumidifiers as needed to stabilize the environment and facilitate proper dry-out. All wood materials should be 15% moisture content or less to be considered "dry" at the time of the Clearance Inspection.
5. Remove impacted materials specified in description and/or diagram (**Scope of Work**) such as: baseboards, trim, door casings, drywall, insulation and all other non-structural building materials identified as mold impacted, water damaged, water stained, actively wet, or previously wet. Removal shall continue at least 1–2 feet beyond the last visible or known area of impact whenever feasible.
6. Clean in place structurally sound framing, flooring, ceiling joists, metal and other wood structures by sanding, grinding, or wire brushing. This treatment must remove all fungal growth from the affected materials. Heavily impacted structural framing and/or wood rot shall be abrasively cleaned and/or replaced. Metal studs and other building components that are rusted to the extent of being structurally unsound shall be replaced. When structural members are to be removed for replacement, it is recommended that a structural engineer be consulted prior to removal to maintain structural integrity of the building. Structural issues MUST be repaired in order to meet Clearance Criteria.
7. All mold containing building materials shall be removed in sealed plastic bags (double bagging when transported through clean areas).
8. Upon completion of demolition and cleaning activities, HEPA vacuum all surfaces within containment, including cracks, crevices, and other inaccessible areas. Following HEPA vacuuming, wipe all surfaces using a detergent solution or EPA-registered fungicidal product in accordance with the manufacturer's instructions.
9. Operate HEPA-filtered air filtration devices during and after remediation activities to reduce airborne particulate concentrations within the contained work area. Air scrubbing duration shall be determined by the size of the work area, the amount of material removed, and the airflow capacity of the filtration equipment.
10. All remediated materials/areas should be accessible and visible. No new materials should be installed until after the project is deemed successful by the Mold Assessment Consultant.

NOTICE: The use of EPA registered biocides or disinfectants may be used; however, under no circumstance should any microbial coating or encasement material or primers be applied to any surfaces prior to the Post-Remediation Inspection and Clearance Testing unless approved by the Mold Assessment Consultant.

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Remediation Instructions: US EPA Cleaning Methods

A variety of mold cleanup methods are available for remediating damage to building materials and furnishings caused by moisture control problems and mold growth. The specific method or group of methods used will depend on the type of material affected, as presented in Table 2. Please note that professional remediators may use some methods not covered in these guidelines; absence of a method in the guidelines does not necessarily mean that it is not useful.

Method 1: Wet Vacuum

Wet vacuums are vacuum cleaners designed to collect water. They can be used to remove water from floors, carpets and hard surfaces where water has accumulated. They should not be used to vacuum porous materials, such as gypsum board. They should be used only when materials are still wet — wet vacuums may spread spores if sufficient liquid is not present. The tanks, hoses and attachments of these vacuums should be thoroughly cleaned and dried after use since mold and mold spores may stick to the surfaces.

Method 2: Damp Wipe

Whether dead or alive, mold is allergenic, and some molds may be toxic. Mold can generally be removed from nonporous (hard) surfaces by wiping or scrubbing with water, or water and detergent. It is important to dry these surfaces quickly and thoroughly to discourage further mold growth. Instructions for cleaning surfaces, as listed on product labels, should always be read and followed. Porous materials that are wet and have mold growing on them may have to be discarded. Since molds will infiltrate porous substances and grow on or fill in empty spaces or crevices, the mold can be difficult or impossible to remove completely.

Method 3: HEPA Vacuum

HEPA (High-Efficiency Particulate Air) vacuums are recommended for final cleanup of remediation areas after materials have been thoroughly dried and contaminated materials removed. HEPA vacuums are also recommended for cleanup of dust that may have settled on surfaces outside the remediation area. Care must be taken to assure that the filter is properly seated in the vacuum so that all the air must pass through the filter. When changing the vacuum filter, remediators should wear PPE to prevent exposure to the mold that has been captured. The filter and contents of the HEPA vacuum must be disposed of in well-sealed plastic bags.

Method 4: Discard — Remove Damaged Materials and Seal in Plastic Bags

Building materials and furnishings that are contaminated with mold growth and are not salvageable should be double-bagged using 6-mil polyethylene sheeting. These materials can then usually be discarded as ordinary construction waste. It is important to package mold-contaminated materials in sealed bags before removal from the containment area to minimize the dispersion of mold spores throughout the building. Large items that have heavy mold growth should be covered with polyethylene sheeting and sealed with duct tape before they are removed from the containment area.

WHP

Remediation Instructions: Disinfectants, Biocides, and Antimicrobial Coatings

An assessment consultant who indicates in a remediation protocol that a disinfectant, biocide, or antimicrobial coating will be used on a mold remediation project shall indicate a specific product or brand only if it is registered by the United States Environmental Protection Agency (EPA) for the intended use and if the use is consistent with the manufacturer's labeling instructions. A decision by an assessment consultant to use such products must take into account the potential for occupant sensitivities and possible adverse reactions to chemicals that have the potential to be off-gassed from surfaces coated with such products.

The list of approved EPA registered products is as follows:

Disinfectants and Biocides:

Benefect Decon 30
Benefect Botanical Disinfectant
RMR-141 RTU
Fiberlock ShockWave and ShockWave RTU
Vital Oxide
Biocide Systems BioCide 100
Concrobium Mold Control
Sodium Hypochlorite 7.5%

Antimicrobial Coatings:

Foster 40-20
Foster 40-30
Fiberlock IAQ 6000

The purpose of mold remediation is to remove the mold to prevent human exposure and damage to building materials and furnishings. It is necessary to clean up mold contamination, not just to kill the mold. Dead mold is still allergenic, and some dead molds are potentially toxic. The use of a biocide, such as chlorine bleach, is not recommended as a routine practice during mold remediation, although there may be instances where professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain in the air (roughly equivalent to or lower than the level in outside air). These spores will not grow if the moisture problem in the building has been resolved.

If you choose to use disinfectants or biocides, always ventilate the area. Outdoor air may need to be brought in with fans. When using fans, take care not to distribute mold spores throughout an unaffected area. Biocides are toxic to humans, as well as to mold. You should also use appropriate PPE and read and follow label precautions. Never mix chlorine bleach solution with cleaning solutions or detergents that contain ammonia; toxic fumes could be produced.

Some biocides are considered pesticides, and some States require that only registered pesticide applicators apply these products in schools. Make sure anyone applying a biocide is properly licensed, if necessary. Fungicides are commonly applied to outdoor plants, soil and grains as a dust or spray — examples include:

- Hexachlorobenzene
- Organomercurials
- Pentachlorophenol
- Phthalimides
- Dithiocarbamates

Do not use fungicides developed for use outdoors for mold remediation or for any other indoor situation.



Remediation Instructions: Additional Mold Growth

If additional mold growth is discovered during gross removal that is significantly outside the scope of the MRP, the MRC must obtain written approval from the MAC and owner prior to conducting additional work to address the expanded area.

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Remediation Instructions: Additional Hazards

Prior to performing any destructive work, the remediation contractor shall properly de-energize the systems likely to be encountered. These include electricity, natural gas, steam, telephone as well as other energy systems. The Contractor shall follow proper lock-out/tag-out and testing procedures to verify that these systems are properly de-energized.

Additional hazards may exist that are dependent on the specific equipment and procedures used by the contractor to conduct the remediation. In addition to the work practice hazards, asbestos containing materials (ACM), and lead based paint may be present within the structure and could be included in some of the materials specified for removal as a part of this MRP. It is the responsibility of the remediation contractor to perform whatever investigation he deems necessary to identify these additional hazards and to take any necessary precautions to protect remediation workers from these and other hazards not addressed in the scope of work. In conducting the work, the remediation contractor shall comply with all federal state and local requirements regarding hazard identification, communication and worker protection.

WHP

Photo Documentation: Remediation Annotations

Photographs have been annotated to assist in understanding the scope of work; however, they are provided as supplemental documentation only. The **Containment Specifications** and **Remediation Instructions** constitute the governing directives for remediation and shall take precedence over any photographic references.

Photographs will be annotated in accordance with the specified Containment Specifications and Remediation Instructions. For clarity, photographic references indicate Containment in **GREEN**, Abrasive Cleaning and/or Small Particle Cleaning in **ORANGE**, and Removals in **RED**.

WHP



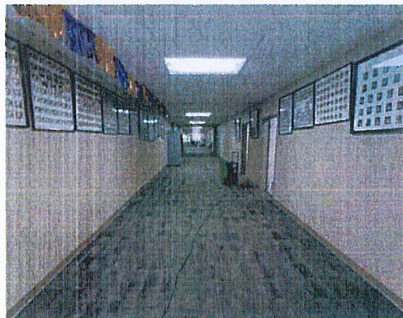
Entry/Foyer : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Entry/Foyer : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Hallway(s) : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



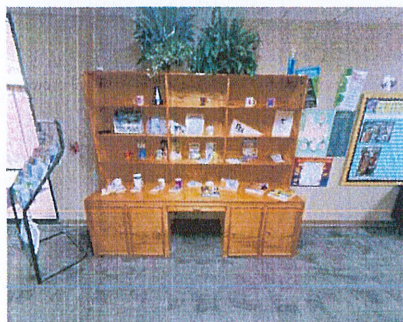
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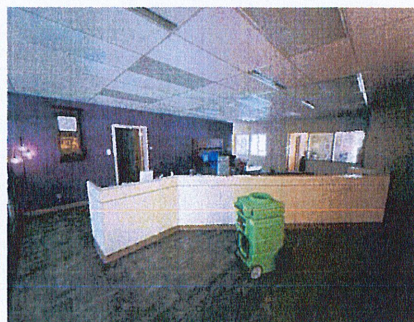
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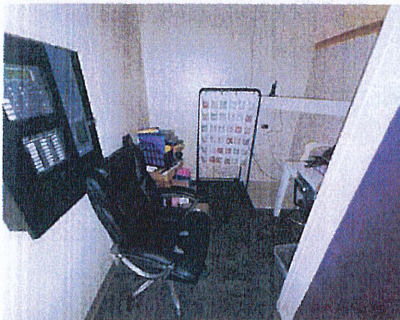
Hallway(s) : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



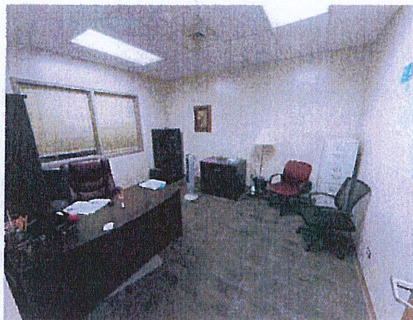
Main Office : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Main Office : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded (no mold impact was observed with cabinets or enclosed spaces)



Main Office : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Office B : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



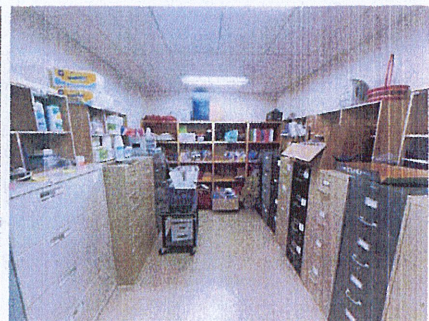
Counselor's Office 1 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Office A : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



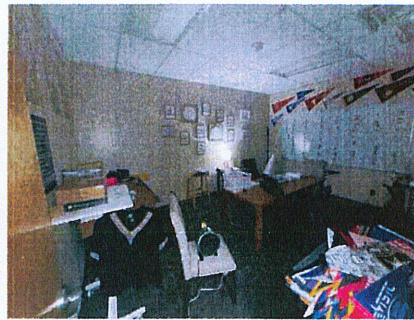
Principal's Office : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Storage 1 : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



Counselor's Office 2 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Counselor's Office 2 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Women's Restroom 1 : perform small particle cleaning on exposed surfaces throughout entire area



Women's Restroom 1 : porous contents with any visible growth should receive small particle cleaning or be discarded



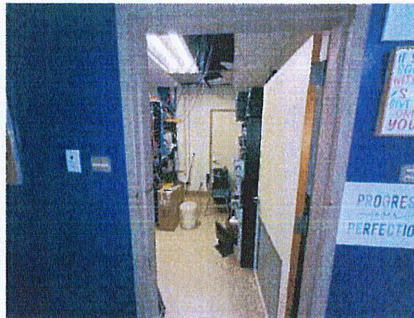
Men's Restroom 1 : perform small particle cleaning on exposed surfaces throughout entire area



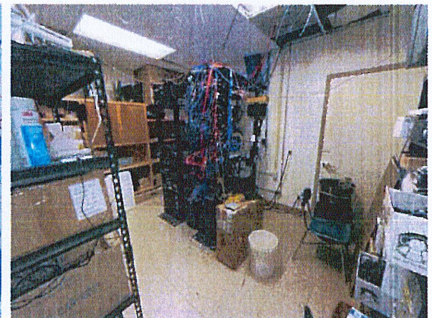
Library : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



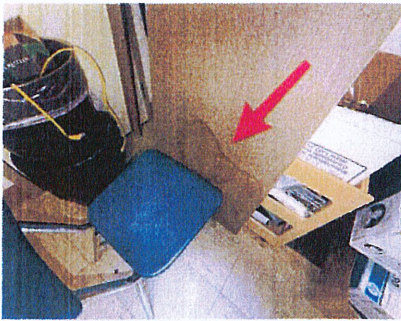
Library : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



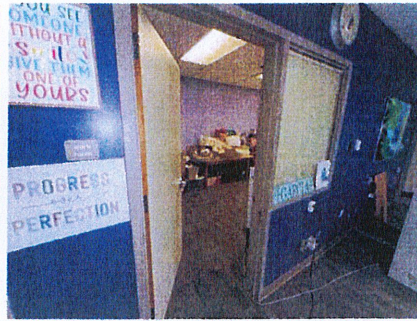
Library Storage : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



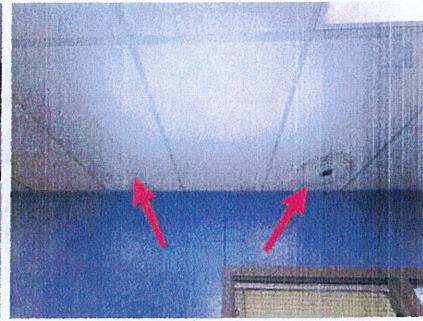
Library Storage : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



Library Storage : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



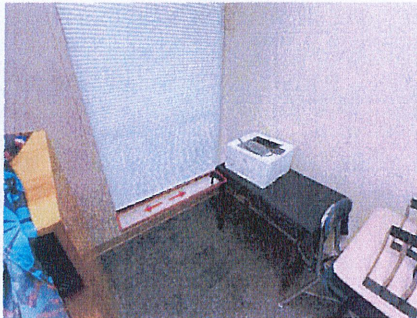
Library Work Room : remove impacted ceiling tiles, inspect for source of water intrusion and repair, perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



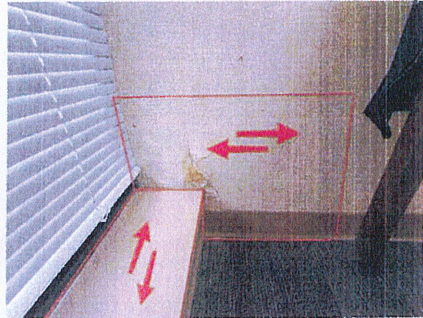
Library Work Room : remove impacted ceiling tiles, inspect for source of water intrusion and repair, perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 1 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



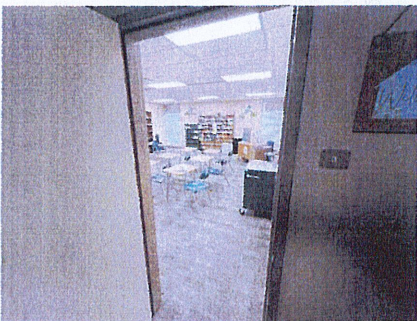
Classroom 1 : remove water/mold impacted drywall/window sill 2ft beyond any visible impact, clean all exposed framing



Classroom 1 : remove water/mold impacted drywall/window sill 2ft beyond any visible impact, clean all exposed framing



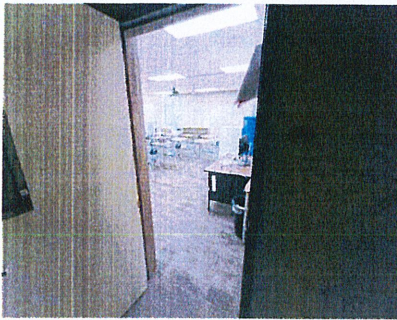
Classroom 2 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 3 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 4 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



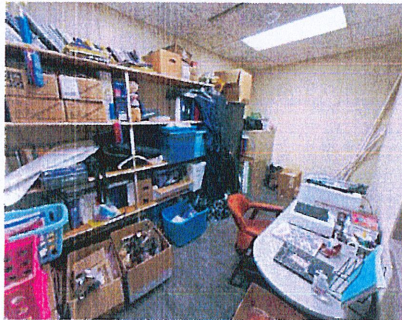
Classroom 5 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



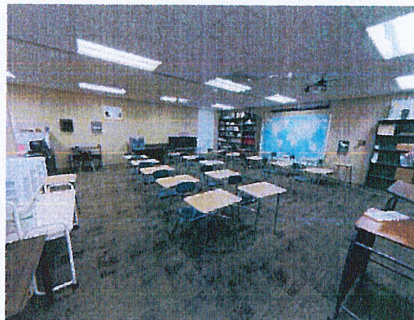
Classroom 6 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 6 Office : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



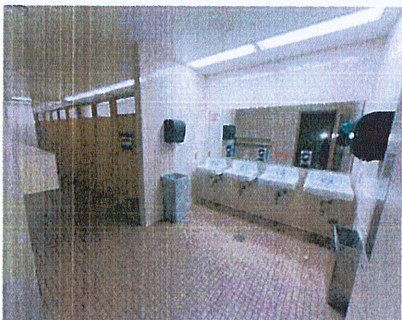
Classroom 6 Office : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 7 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Women's Restroom 2 : perform small particle cleaning on exposed surfaces throughout entire area



Women's Restroom 2 : perform small particle cleaning on exposed surfaces throughout entire area



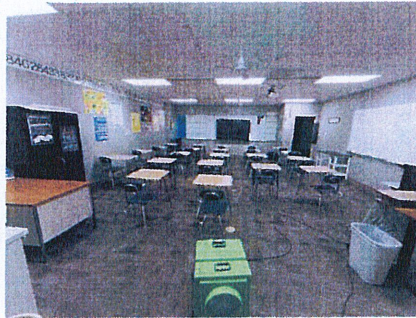
Men's Restroom 2 : perform small particle cleaning on exposed surfaces throughout entire area



Men's Restroom 2 : perform small particle cleaning on exposed surfaces throughout entire area



Classroom 8 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 8 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 9 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 9 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



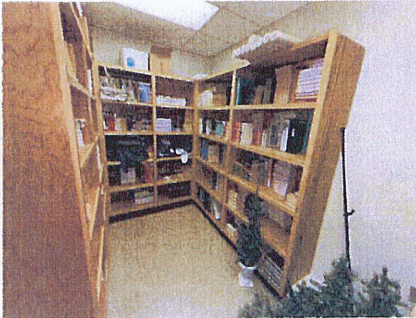
Classroom 10 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 10 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Storage 2 : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



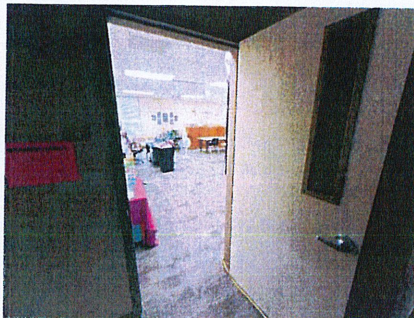
Storage 2 : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



Computer Lab : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



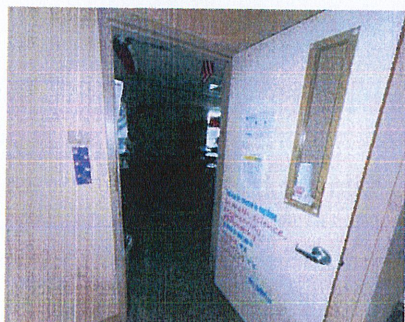
Computer Lab : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 12 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



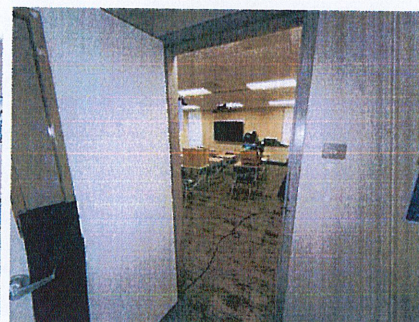
Classroom 13 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



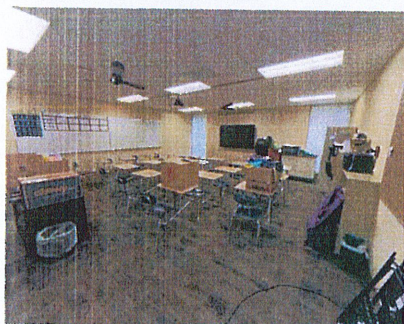
Classroom 14 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 14 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 15 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



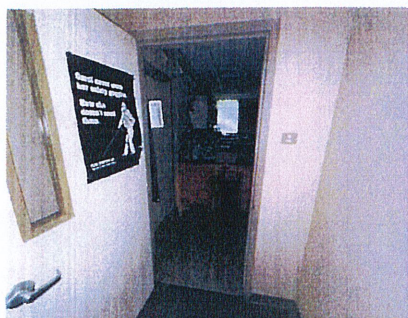
Classroom 15 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



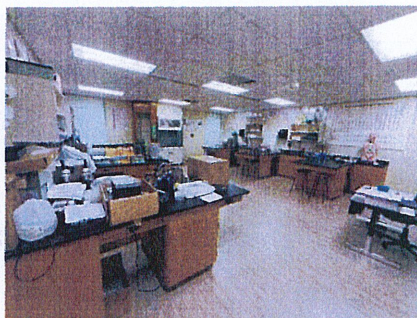
Classroom 15 : remove water/mold impacted drywall from floor to ceiling 2ft beyond any visible impact, clean all exposed framing



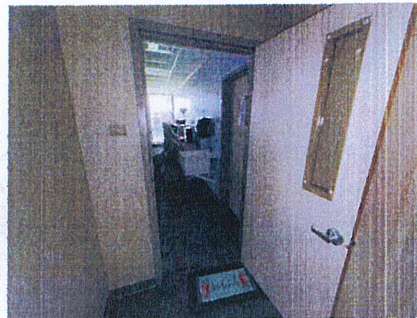
Classroom 15 : remove water/mold impacted drywall from floor to ceiling 2ft beyond any visible impact, clean all exposed framing



Classroom 16 : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



Classroom 16 : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



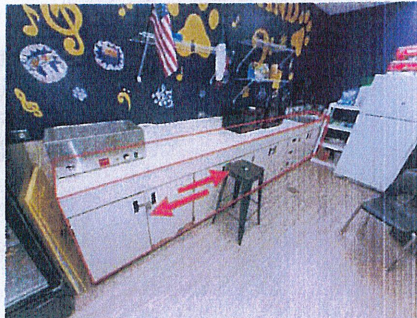
Classroom 17 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



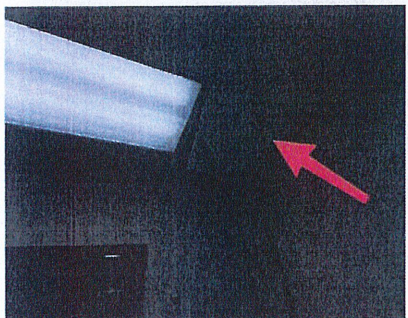
Classroom 17 : perform small particle cleaning on exposed surfaces throughout entire area, steam clean or remove all carpet; porous contents with any visible growth should receive small particle cleaning or be discarded



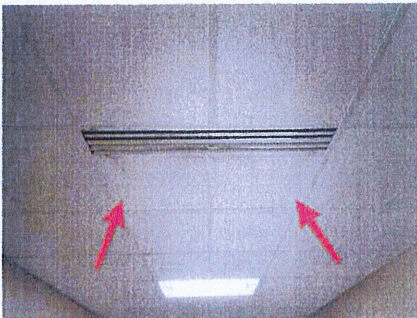
Storage 3 : perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



Concession Stand : remove impacted cabinets and drywall behind, clean all exposed framing; perform small particle cleaning on exposed surfaces throughout entire area; porous contents with any visible growth should receive small particle cleaning or be discarded



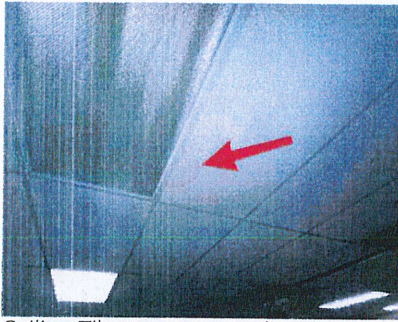
Storage 3 : remove and replace all visibly impacted ceiling tiles throughout remediation areas, ensure source(s) of water intrusion have been repaired by qualified contractor



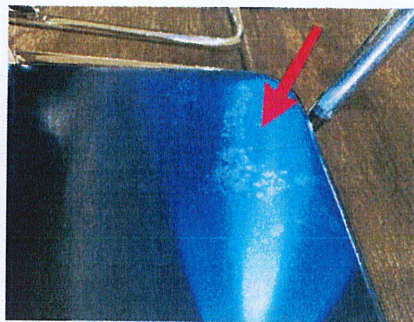
Ceiling Tiles : remove and replace all visibly impacted ceiling tiles throughout remediation areas



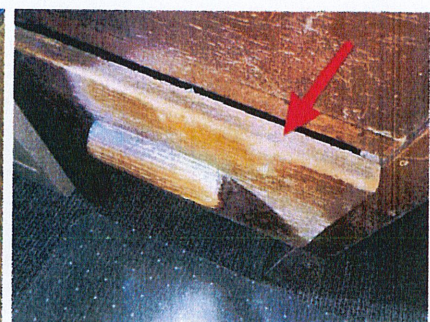
Ceiling Tiles : remove and replace all visibly impacted ceiling tiles throughout remediation areas, ensure source(s) of water intrusion have been repaired by qualified contractor



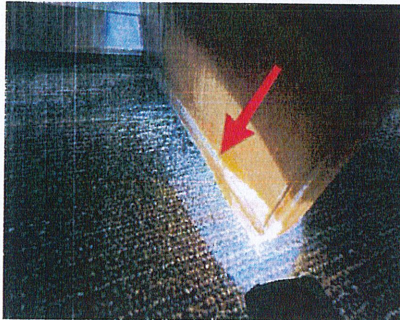
Ceiling Tiles : remove and replace all visibly impacted ceiling tiles throughout remediation areas, ensure source(s) of water intrusion have been repaired by qualified contractor



Contents : all non-porous contents with mold contamination shall be detail wiped down – one direction – one surface and the wipe discarded (photo for example)



Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



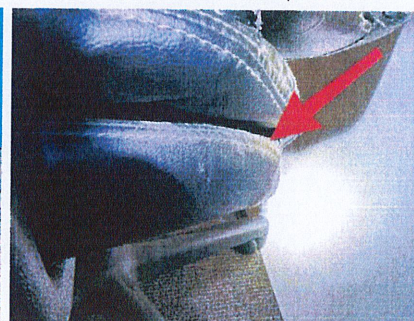
Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



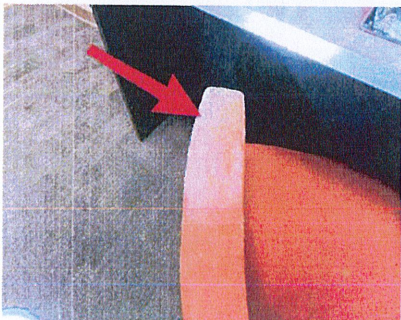
Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



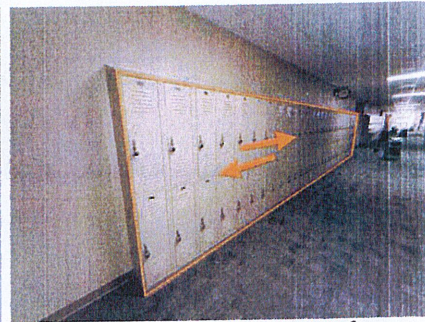
Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



Contents : porous contents with any visible growth should receive small particle cleaning or be discarded (photo for example)



Discard all organic material within remediation area(s)



Lockers : open and inspect for impacted porous materials and perform small particle cleaning if any visible growth is observed within

3: POST-REMEDIATION

3.1	Requirements
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Information

Requirements: Removal of Containment

16 TAC § 78.120(g) - Removal of Containment

No person shall remove or dismantle any walk-in containment structures or materials from a project site before receipt by the licensed mold remediation contractor or remediation company overseeing the project of a written notice from a licensed mold assessment consultant that the project has achieved clearance as described under §78.140.

WHP

Requirements: Post Remediation Assessment and Clearance

16 Tex. Admin. Code § 78.140 - Post-Remediation Assessment and Clearance

(a) Clearance criteria. For a remediation project to achieve clearance, a licensed mold assessment consultant shall conduct a post-remediation assessment using visual, procedural, and analytical methods. If walk-in containment is used during remediation, the post-remediation assessment shall be conducted while the walk-in containment is in place. The post-remediation assessment shall determine whether:

(1) the work area is free from all visible mold and wood rot; and

(2) all work has been completed in compliance with the remediation protocol and remediation work plan and meets clearance criteria specified in the protocol.

(b) Underlying cause of mold. Post-remediation assessment shall, to the extent feasible, determine that the underlying cause of the mold has been remediated so that it is reasonably certain that the mold will not return from that remediated cause.

(c) Analytical methods.

(1) The assessment consultant shall perform a visual, procedural, and analytical evaluation in each remediated area in order to determine whether the mold contamination identified for the project has been remediated as outlined in the remediation protocol.

(2) The consultant shall use only the analytical methods and the criteria for evaluating analytical results that were specified in the remediation protocol, unless circumstances beyond the control of the consultant and the remediation contractor or company necessitate alternative analytical methods or criteria. The consultant shall provide to the client written documentation of the need for any deviation from the remediation protocol and the alternative analytical methods and criteria selected, and shall obtain approval from the client for their use, before proceeding with the post-remediation assessment.

(3) Where visual inspection reveals deficiencies sufficient to fail clearance, analytical methods need not be used.

(d) Passed clearance report. An assessment consultant who determines that remediation has been successful shall issue a written passed clearance report to the client at the conclusion of each mold remediation project. The report must include the following:

(1) a description of relevant worksite observations;

(2) the type and location of all measurements made and samples collected at the worksite;

(3) all data obtained at the worksite, including temperature, humidity, and material moisture readings;

(4) the results of analytical evaluation of the samples collected at the worksite;

(5) copies of all photographs taken by the mold assessment consultant; and

(6) a clear statement that the project has passed clearance.

(e) Final status report. If the mold assessment consultant determines that remediation has not been successful and ceases to be involved with the project before the project passes clearance, the consultant shall issue a written final status report to the client and to the remediation contractor or company performing the project. The status report must include the items listed in subsections (d)(1) - (5) and any conclusions that the consultant has drawn.

WHP

Requirements: CMDR Criteria

The purpose of the clearance investigation is to ensure that remediation activities have been completed as outlined in the Remediation Protocol, containment has been maintained, all dust and debris have been removed from the containment areas, and no malodors or visible mold is present.

Clearance testing consists of a visual assessment for mold problems in area(s) of remediation activities and the collection/analysis of a tape lift sample and an air quality test in these designated area(s). Clearance is defined as tape and air samples collected indoors being quantitatively equal to or less than outdoor samples, and qualitatively similar. There are no exposure limits for the swab or tape lift sample.

Clearance of air sampling consists of sampling all containment areas using the ACGIH air sampling protocol, which requires one (1) indoor air sample be collected in each containment area. In addition, each containment area requires a swab or tape lift surface sample. The samples are sent to an accredited laboratory, which will analyze them for the presence of mold. The lab will then issue a report detailing the presence and types and quantities of mold as per sample analysis protocols.

If the containment area has dust, debris, breached containment, lack of quality control related to remediation specifications the inspector will not conduct further clearance activities. The client will be informed of observed project deficit concerns for communication with the mold remediation contractor. In addition, if visible mold is present, a tape lift and swab sample is collected for lab analysis.

Clearance microbial sampling protocols and remediation specifications are based on numerous sources including: USEPA (2001), Mold Remediation in Schools and Commercial Buildings (EPA Pub. No. 402-K-01-001). Washington, D.C.: USEPA; New York City Department of Health (2000) Guidelines on Assessment and Remediation of Fungi in Indoor Environment, New York, NY; and the American Conference of Governmental Industrial Hygienists (1999). Bioaerosols: Assessment and Control. ISBN: 882417-29-1, Cincinnati, OH: ACGIH.

WHP

Requirements: Visual Inspection

A thorough visual inspection of all containment and remediation areas will be performed as part of the clearance process. The inspection will include all exposed framing, structural components, wall and ceiling cavities, subflooring, sheathing, and any other remaining building materials within the remediation area. Particular attention will be given to identifying any remaining mold growth, microbial contamination, water damage, wood rot, moisture-related deterioration, or other conditions associated with past or ongoing water intrusion.

All remediated areas shall be left dry and visibly free of mold growth, water-damaged materials, mold-impacted materials, wood rot, and materials exhibiting compromised structural integrity. Exposed framing and structural materials shall be thoroughly inspected to verify that all affected materials identified within the scope of remediation have been properly removed, cleaned, or otherwise remediated in accordance with the remediation protocol.

In addition to addressing mold and water-related conditions, all surfaces within the remediation area shall be free of excessive dust, settled particulate matter, and remediation debris. The presence of visible dust, debris, or cleaning residues may indicate incomplete remediation and may require additional cleaning prior to clearance. Particular attention shall be given to framing members, horizontal surfaces, ledges, corners, cavities, penetrations, and other areas where dust and debris may accumulate.

Containment barriers and engineering controls shall remain in place until the visual inspection has been completed and final clearance criteria have been verified by laboratory analysis, as applicable. Clearance shall not be considered achieved until both the visual inspection and laboratory results confirm that remediation objectives have been successfully met.

WHP

Requirements: CMDR Criteria

The purpose of the clearance investigation is to ensure that remediation activities have been completed as outlined in the Remediation Protocol, containment has been maintained, all dust and debris have been removed from the containment areas, and no malodors or visible mold is present.

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WHR

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WHR

Requirements: Air and Surface Sampling

Air Sampling Clearance Criteria

Indoor airborne mold spore concentrations should be generally equal to or lower than outdoor levels and should be qualitatively similar in the types of fungi identified. As a general guideline, the fungal genera detected indoors using Air-O-Cell™ sampling should not exceed those found outdoors. Marker fungi associated with indoor mold growth, such as *Chaetomium* or *Stachybotrys*, should not exceed 2 spores. Other water-damage-associated fungi, including *Aspergillus/Penicillium*-like spores and similar indicator organisms, should not be present at elevated concentrations and should generally remain below 1,000 spores per cubic meter of air. It is recommended that air filtration equipment operate continuously for at least 48 hours prior to clearance testing to help ensure representative results.

Surface Sampling Clearance Criteria

Surface samples collected from remediated areas should reveal no mold growth or elevated fungal presence indicative of remaining contamination. Sample results should not identify active mold growth or conditions suggesting the need for additional remediation. Any evidence of residual mold contamination may require further cleaning or removal of affected materials before clearance can be achieved.

IICRC S520 Clearance Standards apply:

- One air sample from inside each containment or work area where mold was previously detected (one per area).
- One indoor control air sample from inside the property outside of the containment(s) or work area(s), or outside the dwelling if no such area exists.
- One to two surface sample(s) per affected area where mold growth was previously observed.
- At least one outdoor air sample required as a baseline for the Lab.

WHP

4: REGULATIONS, NOTICES AND PERTINENT INFORMATION

4.1 Regulations and Notices

Information

Regulations and Notices: Consumer Mold Information Sheet (CMIS)

The **Consumer Mold Information Sheet** is an informational document required under the Texas Mold Assessment and Remediation Rules that must be provided to property owners or occupants during mold assessment or remediation activities. It outlines basic facts about mold, the function of the mold remediation industry, and general recommendations for preventing and addressing mold growth. The document is intended for educational purposes only and does not serve as a substitute for professional assessment or medical advice, and it also provides information on how consumers can file complaints or seek assistance through the appropriate regulatory agencies if concerns arise regarding mold-related services.

What is a Certificate of Mold Damage Remediation?

A Certificate of Mold Damage Remediation (CMR) is a document that certifies that a mold remediation project has been completed in accordance with the Texas Mold Assessment and Remediation Rules. It is required for all mold remediation projects that involve the removal of mold from a building. The CMR must be signed by a licensed mold assessment consultant (MAC) and a licensed mold remediation contractor (MRC). It must also include a copy of the mold assessment report and a copy of the mold remediation work plan. The CMR is a legal document that provides proof of the completion of the mold remediation project.

How do I file a complaint about a company?

If you have a complaint about a company, you should first try to resolve the issue with the company. If you are unable to resolve the issue, you can file a complaint with the Texas Department of Licensing & Regulation (TDLR). You can file a complaint online at <https://www.tdlr.state.tx.us/complaints> or by calling 1-800-695-7388. You will need to provide information about the company, the nature of the complaint, and any supporting documentation.

Can property owners do mold assessment or remediation on their own property without being licensed?

Yes, property owners can perform mold assessment and remediation on their own property without being licensed. However, it is important to note that the Texas Mold Assessment and Remediation Rules apply to all mold assessment and remediation activities, regardless of whether the person performing the work is a licensed professional or a property owner. Property owners should be aware of the risks associated with performing mold assessment and remediation on their own property and should consider hiring a licensed professional if they are unsure of the proper procedures.

What is my confidentiality protected if I share personal information about myself with a company?

Yes, your confidentiality is protected. The Texas Mold Assessment and Remediation Rules require that all mold assessment and remediation activities be conducted in accordance with strict confidentiality requirements. This means that all information collected during a mold assessment or remediation project must be kept confidential and not shared with anyone other than the property owner or occupant. This includes information about the property, the mold problem, and any personal information that you may provide to the company.

How does Texas regulate businesses that do testing for mold or that do mold cleanup?

The Texas Department of Licensing & Regulation (TDLR) regulates businesses that do testing for mold or that do mold cleanup. TDLR requires that all mold testing and remediation businesses be licensed and that all workers be trained and certified. TDLR also sets standards for mold testing and remediation practices and monitors compliance with these standards. TDLR provides information about licensing and certification requirements on its website at <https://www.tdlr.state.tx.us/licenses>.

What is a "mold remediation project?"

A mold remediation project is any project that involves the removal of mold from a building. This can include the removal of mold from walls, ceilings, floors, and other surfaces. It can also include the removal of mold from HVAC systems, ductwork, and other mechanical systems. A mold remediation project must be conducted in accordance with the Texas Mold Assessment and Remediation Rules, which require that all mold remediation projects be planned, executed, and documented in accordance with strict standards.

For more information about mold remediation, visit the Texas Department of Licensing & Regulation website at <https://www.tdlr.state.tx.us/licenses>.
Texas Department of Licensing & Regulation
Mold Assessment and Remediation Rules, Chapter 16
P.O. Box 12075, Austin, TX 78712
Phone: 512-424-1207 or 1-800-695-7388
www.tdlr.state.tx.us

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Regulations and Notices: Texas Mold Assessment and Remediation Regulations

This Mold Remediation Protocol (MRP) was prepared by a licensed Mold Assessment Consultant (MAC) to obtain a Certificate of Mold Damage Remediation (CMDR). The work outlined in this MRP must be conducted by a licensed Mold Remediation Contractor (MRC) and workers must be properly registered in accordance with the requirements of the Texas Mold Assessment and Remediation Rules (Rules), 16 Tex. Admin. Code, Chapter 78 as outlined by the Texas Department of Licensing and Regulation (TDLR).

WHP

Regulations and Notices: **Texas Asbestos Health Protection Rules for Single Family Homes**

Single family dwellings, that are to remain single family dwellings, do not fall under the definition of a “public building” as defined in the Texas Asbestos Health Protection Rules (TAHPR). Therefore, TAHPR does not require suspect materials to be sampled prior to disturbance or removed. However, federal Occupational Safety and Health Administration (OSHA) and Environmental Protection Agency (EPA) regulations concerning asbestos do apply, and any contractor that will disturb the material must be advised that it contains asbestos. Materials such as drywall wall and ceiling systems, flooring materials and mastics, and ceiling tiles, are just some examples of materials that could contain asbestos. In these cases, the responsibility to prove or disprove the presence of asbestos falls on the employer.

WHP

Regulations and Notices: **Notification**

The remediation contractor must submit a Mold Remediation Notification to TDLR when mold contamination affects a total surface area of 25 contiguous square feet or more. Notification shall be done no less than five calendar days before the anticipated start date of the mold remediation project.

The [Texas Mold Monitor of April 2025](#) focuses on clarifying when mold remediation projects must be reported to Texas Department of Licensing and Regulation (TDLR), emphasizing the 25 contiguous square foot threshold and reminding licensees that “contiguous” includes adjacent surfaces and all cleaning or removal activities. It stresses that even smaller jobs must follow many regulatory requirements if a licensed contractor is involved, including proper protocols, worker licensing, insurance, and safety standards. The overall theme is to reinforce compliance, reduce misunderstandings about what counts as remediation, and encourage contractors to err on the side of notifying TDLR to ensure projects are handled within the Texas Administrative Code (TAC).

WHP

Regulations and Notices: **Workplan**

The Mold Remediation Contractor shall prepare a workplan before starting the remediation project which is to be given to the owner for approval. This workplan will contain the rooms to be worked in, quantities of materials to be removed, methods of cleaning, and timeframe for proposed completion of the project. A copy of the MRP must be kept on site at all times.

WHP

Regulations and Notices: **Certificate of Mold Damage Remediation (CMDR)**

The Certificate of Mold Damage Remediation is a formal document issued upon completion of mold remediation activities, verifying that the work has been performed in accordance with the applicable remediation protocol and regulatory requirements. Under the Texas Mold Assessment and Remediation Rules, the Mold Remediation Contractor is responsible for preparing and providing this certificate to the property owner or owner's agent following completion of the project. The Certificate requires the signature and license number of both the Mold Remediation Contractor and Mold Assessment Consultant.

The certificate serves as official documentation that remediation was conducted within the defined scope and in compliance with state standards. The Texas Administrative Code further requires that the Mold Remediation Contractor assign a unique certificate number to each Certificate of Mold Damage Remediation they issue, ensuring traceability and accountability for the work performed. This certificate may also be required for recordkeeping, disclosure, or verification purposes in future property transactions or regulatory reviews.

Regulations and Notices: **Consumer Complaints**

If you would like to file a complaint, you can do so online through the Texas Department of Licensing and Regulation:

<https://www.tdlr.texas.gov/complaints-and-enforcement/>

Intake@tdlr.texas.gov

(800) 803-9202



5: CONTRACTOR RECOMMENDATIONS

5.1	Mold Remediation Contractor (MRC)
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Information

Mold Remediation Contractor (MRC): SERVPRO of Bastrop, Fayette County

Howard Environmental LLC recommends the following TDLR Licensed Mold Remediation Contractor:

ServPro of Bastrop, Fayette County
Brandon Paine
737-302-1373
bpaine@servprobastrop.com

STANDARDS OF PRACTICE

Regulations, Notices and Pertinent Information

It is critical that licensed, trained, and qualified mold remediation professionals perform the clean-up work. Mold Remediation should be performed to the standards found in IICRC S520, Standard and Reference Guide for Mold Remediation, and in accordance with the laws of the state of Texas. In accordance with the Texas Mold Assessment and Remediation Rules (Rules), 16 Tex. Admin. Code, Chapter 78, if licensed Remediation Contractor is performing the mold remediation, a Mold Remediation Protocol is required. In addition, state notification requirements are triggered if more than 25 contiguous square feet of mold contamination material is affected in any one area. These requirements require 5-day notification prior to remediation. Contaminated materials should be removed using appropriate containment and removal practices in accordance with the Rules. Proper engineering controls must be in place to prevent the further spreading of airborne mold spores.

Remediation work should be conducted following industry practices and guidelines, including the following.

"Standard and Reference Guide for Professional Mold Remediation – S520", Institute of Inspection, Cleaning and Restoration Certification (IICRC), Vancouver, Washington, December 2003.

"Mold Remediation in Schools and Commercial Buildings", Publication No. 402-K-01-001,

U.S. Environmental Protection Agency (EPA), Washington, D.C., March 2001.

"Guidelines on Assessment and Remediation of Fungi in Indoor Environments," New York City Department of Health, April 2000.

WHP

PPE

The primary function of personal protective equipment is to limit exposure to both known and unknown contaminants.

If a remediation project is to disturb mold, and mold spores then become airborne, the risk of respiratory exposure increases. Actions likely to cause mold spores to become airborne include:

- Breaking up of porous materials containing mold such as wallboard
- Using invasive procedures to examine or remediate mold growth in wall cavities
- Stripping or peeling wallpaper to remove it
- Using airflow to dry areas containing moisture

Levels of Personal Protective Equipment (PPE):

- **Minimum:**

Minimum PPE includes gloves, goggles/eye protection and an N-95 respirator. An N-95 respirator covers the nose and mouth, filters out 95 percent of airborne particulates and is available in most hardware stores. It does not provide eye protection. Use minimum PPE when cleaning up a small area affected by mold (less than 10 square feet total).

- **Limited:**

Limited PPE includes the use of a half-face or full-face air purifying respirators (APRs) equipped with P100 filter cartridges. These respirators have inhalation and exhalation valves that filter the air and ensure it is free of mold particles. The P100 filters do not remove vapors or gases, and the half-face APRs do not provide eye protection. Limited PPE may be warranted when the total surface area affected by mold is between 10 and 100 square feet. Professional judgment should be used to make the final determination about whether to wear limited PPE.

- **Full:**

Full PPE includes a full-face, powered air purifying respirator (PAPR), or a Self-Contained Breathing Apparatus (SCBA). This is recommended when more than 100 square feet of mold is found, when high levels of airborne dust or mold spores are likely, or when intense or long-term exposures are expected. A PAPR uses a blower to force air through a P100 filter. The filtered air is supplied to a mask that covers the wearer's face or a hood that covers the entire head. Positive pressure within the hood prevents unfiltered air from entering through penetrations or gaps. SCBAs are designed to protect the wearer from inhaling harmful substances or insufficient oxygen by providing a supply of breathable air from a self-contained source. Individuals must be trained to use their respirators prior to the start of any remediation.

Disposable clothing:

Disposable clothing is recommended for medium and large remediation projects. It prevents the transfer and spread of mold to clothing and eliminates skin contact with mold. When limited protection is warranted, disposable paper coveralls can be used. When full protection is required, a body suit of breathable material, such as TYVEK®, and mold-impervious disposable head and foot coverings should be used. All gaps, such as those around ankles and wrists, should be sealed. (Many remediators use duct tape to seal clothing.)

Gloves:

The type of gloves used should be suited to the type of materials being handled. If you choose to use a biocide, such as chlorine bleach, or a strong cleaning solution, gloves should be made from either of the following materials:

- Natural rubber
- Neoprene
- Nitrile
- Polyurethane
- Polyvinylchloride (PVC)

Goggles:

Goggles designed to keep out dust and small particles must be used, a full-face respirator is also an acceptable form of eye protection. Safety glasses or goggles that have open vent holes are not an acceptable form of eye protection.

Respirators:

Respirators protect remediation workers from inhaling airborne mold, mold spores and dust.

Only respirators approved by the National Institute for Occupational Safety and Health (NIOSH) should be worn during mold remediation activities. These respirators must be used according to any applicable Occupational Safety and Health Administration (OSHA) regulations.

Disposable clothing:

Disposable clothing is recommended for medium and large remediation projects. It prevents the transfer and spread of mold to clothing and eliminates skin contact with mold. When limited protection is warranted, disposable paper coveralls can be used. When full protection is required, a body suit of breathable material, such as TYVEK®, and mold-impervious disposable head and foot coverings should be used. All gaps, such as those around ankles and wrists, should be sealed. (Many remediators use duct tape to seal clothing.)

Clearance Testing

A mold clearance test, also known as post-remediation verification, is a type of mold inspection conducted after mold remediation has been completed to both confirm and verify that mold removal and cleaning efforts were successful, and that the affected area to be remediated is safe for re-occupancy. The purpose is to verify that all mold levels tested are either equal to or less than the counts that have been measure on the exterior of the structure, and to ensure that all remediation activities have been completed per the Remediation Protocol, and that all dust and debris have been removed from the containment areas, with no trace odors related to mold and or visible mold present.

A clearance test is conducted by an independent third-party inspector known as either a Indoor Environmental Professional (IEP), or an Industrial Hygienist (IH).

Key Components of a Mold Clearance Test:

1. Visual Inspection:

The inspector examines the remediated area for visible signs of mold growth, water damage, or debris.

2. Moisture Assessment:

The area is checked to ensure moisture levels are within normal limits, as moisture can cause mold to return.

3. Air Sampling:

Air samples are collected inside and outside the property to measure mold spore levels. The indoor levels should be comparable to outdoor levels. Clearance of air sampling consists of sampling all containment areas using the ACGIH air sampling protocol, which requires one (1) indoor air sample be collected in each containment area.

4. Surface Sampling (if needed):

Swab or tape-lift samples are taken from surfaces to test for residual mold.

5. Laboratory Analysis:

Samples are sent to a lab to identify mold species and quantify spore counts.

Clearance Report:

Samples that have been collected are sent to an accredited laboratory, which will analyze them for the presence of mold. The lab will then issue a report detailing the presence and types and quantities of mold as per sample analysis protocols. If results show that mold levels are safe and no contamination is present, a clearance certificate or report will be issued.



SERVPRO of Bastrop, Fayette County

P.O. Box 520
La Grange, TX 78945
(737)302-1373
Tax ID 82-2396480

Client: Weimar ISD
Property: 506 W Main St
Weimar, TX 78962

Operator: RKUEHLER

Estimator: Brandon Paine
Position: General Manager
Company: BASTROP
Business: 1020 SH 71
West Point, TX 78963

Business: (737) 302-1373
E-mail: bpaine@servprobastrop.com

Type of Estimate: Other
Date Entered: 7/12/2026
Date Est. Completed: 7/12/2026
Date Assigned:
Date Job Completed:

Price List: TXBC8X_JUL26
Labor Efficiency: Restoration/Service/Remodel
Estimate: MLD_WEIMAR_ISD

The mold remediation project at **Weimar Independent School District – High School** has been successfully completed in accordance with the project-specific **Mold Restoration Protocol** prepared by Howard Environmental, the requirements of the **Texas Department of Licensing and Regulation (TDLR)**, and the **ANSI/IICRC S520 Standard for Professional Mold Remediation**. Upon completion of the remediation activities, independent post-remediation verification and clearance testing was performed by the project consultant, and the project successfully achieved all required clearance criteria. This finalized estimate has been revised to accurately reflect the work that was ultimately performed in the field. Quantities, line items, and associated costs have been updated where necessary to document actual project conditions, approved scope modifications, and completed remediation activities. For ease of review, all revised or modified line items within this estimate have been **bolded** to clearly identify changes from the original proposed scope. This document represents the final accounting of labor, equipment, materials, specialty services, and project costs associated with the completed remediation. Unless otherwise noted herein, all work included within this estimate has been completed, inspected, and accepted in accordance with the project specifications and applicable regulatory requirements.



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MLD_WEIMAR_ISD

Main Level

Main Level

DESCRIPTION	QTY
SANITIZATION	
1. Disinfect building - fog / spray - per SF	26,563.87 SF
Line item accounts for applications of plant based antimicrobial distributed by a commercial electrostatic sprayer.	
2. Disinfect building - fog / spray - per SF	26,563.87 SF
Second application	
3. Equipment decontamination charge - per piece of equipment	39.00 EA
21 Air scrubbers , 12 Dehus, 6 Hepa Vacs	
EQUIPMENT	
4. Negative air fan/Air scrubber (24 hr period) - No monit.	189.00 DA
21 air scrubbers for an estimated 10 days.	
Qualification for 21 air scrubbers as follows.	
<i>Volume of air in work space multiplied by 5 (industry standard is 5 air exchanges per hour) then divided by 60 (number of minutes in an hour). Sum them divided by CFM of air scrubbers.</i>	
5. Negative air fan/Air scrubber (24 hr period) - No monit.	40.00 DA
10 air scrubbers remained on site 4 days past the originally estimated time.	
6. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor.	108.00 EA
12 Dehumidifiers for an estimated 10 days.	
There is no set calculation for required dehumidification, relative humidity must stay between 40% and 55%. We currently have 12 on site maintaining 47% RH.	
7. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor.	24.00 EA
6 dehus remained on site 4 days past the originally estimated time.	
8. Add for HEPA filter (for negative air exhaust fan)	21.00 EA
One new HEPA filter per air scrubber	
9. Add for HEPA filter (for canister/backpack vacuums)	6.00 EA
One HEPA filter per HEPA vacuum.	
CONTAINMENT	
10. Ducting - lay-flat - Large	150.00 LF
Required to maintain negative air.	
11. Containment Barrier/Airlock/Decon. Chamber	3,000.00 SF
Estimated 3,000 SF of Containment plastic used for containing work space and covering HVAC registers / returns.	
PPE	
12. Add for personal protective equipment (hazardous cleanup)	450.00 EA
13. Add for personal protective equipment - Heavy duty	0.00 EA
Estimated 2 sets of PPE per technician per day with the estimated 10 days to complete. 12 technicians 2 supervisors 1 project manager.	

Line item changed from original estimated amount to ZERO, this heavy of PPE was not required, therefor a lesser PPE line item has replaced it.



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CONTINUED - Main Level

DESCRIPTION	QTY
LABOR	
14. Content Manipulation charge - per hour	144.00 HR
Line item accounts for the estimated time required to move contents multiple times during carpet cleaning. Line item total represents total man hours to complete the task.	
15. Content Manipulation charge - per hour	168.00 HR
Line item accounts for the estimated time required to evaluate and dispose of contents that can not be salvaged. Line item total represents total man hours to complete the task.	
16. Hazardous Waste/Mold Cleaning Technician - per hour	576.00 HR
Line item accounts for the estimated time to execute all items listed in the mold protocol that are not individually broken out per room.	
17. Hazardous Waste/Mold Cleaning- Supervisory	270.00 HR
Project supervisors 2 supervisors on site for 12 hours per day for an estimated 10 days.	

Project Manager, 1 PM charged for 3 hours per day for the estimated 10 days

****Debris Disposal****

18. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA
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Entryway	Height: 9'
DESCRIPTION	QTY
19. Clean the walls	258.45 SF
20. Clean suspended ceiling grid	401.24 SF
21. HEPA Vacuuming - Detailed - (PER SF)	401.24 SF
22. Clean and deodorize carpet	401.24 SF
23. Apply anti-microbial agent to more than the walls and ceiling	1,060.94 SF

Main Office	Height: 9'
Subroom: Main Office (2)	Height: 9'
Subroom: Main Office (1)	Height: 9'
DESCRIPTION	QTY
24. Clean the walls	1,242.40 SF
25. Clean suspended ceiling grid	841.78 SF
26. HEPA Vacuuming - Detailed - (PER SF)	841.78 SF
27. Apply anti-microbial agent to more than the walls and ceiling	2,925.95 SF
28. Clean and deodorize carpet	841.78 SF
****DEMO****	
29. R&R Suspended ceiling tile - 2' x 2'	3.00 SF

Counselor Office A	Height: 9'
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Operator: RKUEHLER

Estimator: Brandon Paine
Position: General Manager
Company: BASTROP
Business: 1020 SH 71
West Point, TX 78963

Business: (737) 302-1373
E-mail: bpaine@servprobastrop.com

Type of Estimate: Other
Date Entered: 7/13/2026 Date Assigned:

Price List: TXAU8X_JUL26
Labor Efficiency: Restoration/Service/Remodel
Estimate: GCL_WISD_HS

SERVPRO of Bastrop, Fayette County has completed the detailed general cleaning services for the designated non-affected areas of Weimar Independent School District High School, encompassing approximately **27,212 square feet**. All work was performed in accordance with the agreed-upon scope of services and industry-accepted cleaning practices to restore the designated areas to a clean and sanitary condition while supporting the overall remediation and restoration efforts occurring within the facility. The following pages contain the detailed line-item scope of work documenting the labor, equipment, materials, and cleaning operations performed as part of this project. These line items provide a comprehensive breakdown of the services completed and represent the final scope executed in the field. This documentation is intended to accurately reflect the work performed and serve as the basis for project closeout and final billing.



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Tax ID 82-2396480

GCL_WISD_HS

GCL_WISD_HS	
DESCRIPTION	QTY
1. High Detailed Cleaning	27,212.00 SF
High detailed cleaning of the area requested.	
Cleaning will include wet washing walls (up to 10' & HEPA vacuuming when needed), vacuuming of carpeted floors, sweeping/mopping of hard surface flooring, and treating the work space with a plant base anti-microbial electrostatic sprayer.	
Cleaning does NOT include cleaning contents, shampooing carpet, or the moving, removing, and or resetting contents.	
2. Negative air fan/Air scrubber (24 hr period) - No monit.	55.00 DA
11 Air scrubbers for 5 days	
3. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor.	20.00 EA
6 Large Dehus running for 5 days.	
4. Clean and deodorize carpet	10,653.00 SF
5. Content Manipulation charge - per hour	30.00 HR
Time to move contents for structure and carpet cleaning.	

Grand Total

\$50,100.77

Brandon Paine

General Manager