

## Wellington Elementary Limited Mold Assessment Rm 328

Treadway, David <treadwayd@lisd.net>

Thu 10/26/2023 8:45 AM

To: Braun, Tami <braunt@lisd.net>; Price, Marlene <pricems@lisd.net>; Worden, Lee <wordenj@lisd.net>

Cc: Parish, Amanda <parisha@lisd.net>; Hughes, Jason <hughesjk@lisd.net>; Jones, Steven <jonessa@lisd.net>; Overacker, Michael <overackerm@lisd.net>; Cashman, Jinger <cashmans@lisd.net>

Mrs. Braun,

Good morning. This email is to follow up with the results of the limited mold assessment conducted in room 328 per a campus request. On 10/16/23, Ensolum LLC conducted a mold assessment at Wellington Elementary. It is typically assumed that indoor spore levels in an area with filtered or air-conditioned air, and activities associated with schools, average below the outdoor levels. Data from the airborne fungi sampling indicated that the total indoor concentration of mold/fungi in **Room 328 was 9%** of the outdoor levels. Utilizing this theory, the indoor concentration levels were well within the acceptable guidelines for areas with filtered or air-conditioned air. The final report will be available on the LISD website later today. Please let me know if you have any questions.

Sincerely,  
David Treadway

David Treadway  
LISD Environmental Coordinator  
Facility Services Department  
469-446-0140



October 23, 2023

Lewisville Independent School District  
1597 Edmonds Lane  
Lewisville, Texas 75067  
Attn: David Treadway

**Re: Limited Mold Assessment Report**  
Wellington Elementary School – Room 328  
3900 Kenwood Drive  
Flower Mound, Texas 75022  
LISD: CP 2561-18  
Ensolum Project No. 01A1288199

Ensolum, LLC (Ensolum) was retained to perform limited mold assessment services within Room 328 of Wellington Elementary School, 3900 Kenwood Drive, Flower Mound, Texas 75022. Enclosed is the report, including analytical data.

Ensolum appreciates this opportunity to be of service and looks forward to our continued work together. Please contact the undersigned with any questions or concerns you may have.

Sincerely,

Clinton S. Jech  
Mold Assessment Consultant  
MAC1444

Darren G. Bowden  
Principal  
MAC0321 EXP: 2/15/2024

## 1.0 INTRODUCTION

Ensolum was retained by David Treadway, LISD, to complete a Limited Mold Assessment within Room 328 of Wellington Elementary School, 3900 Kenwood Drive, Flower Mound, Texas 75022. The purpose of this investigation was to determine if elevated concentrations of airborne fungal spores and structures were present within the above-referenced areas. Ensolum completed the on-site investigation on October 16, 2023. The Limited Mold Assessment was performed in response to a complaint of possible indoor air quality issues within specific areas.

## 2.0 PROCEDURE

Ensolum visually inspected accessible areas of Room 328. Water damage was observed in the following locations:

| VISIBLE WATER DAMAGE |            |                                                             |
|----------------------|------------|-------------------------------------------------------------|
| LOCATION             | DATE       | EXPLANATION                                                 |
| Room 328             | 10/16/2023 | No visible water damage was observed during the assessment. |

Following the inspection of potential water-damaged building materials, Ensolum conducted a moisture investigation in the identified areas to determine if nonvisible water-damaged materials and other building materials within the investigation area were present. The moisture investigation was completed with a GE Protimeter BLD5364 moisture meter on accessible porous and semi-porous building materials in each area of concern. At the time of investigation, monitored building materials did not exhibit elevated moisture concentrations in comparison with similar and non-affected building materials in the structure and standard scientific guidelines.

Representative Relative Humidity readings were collected and recorded using an Extech Instruments Humidity / Temperature Pen. Measurements recorded during the investigation are listed in the chart below:

| TEMPERATURE, RELATIVE HUMIDITY & SPECIFIC HUMIDITY |            |                   |                      |                      |
|----------------------------------------------------|------------|-------------------|----------------------|----------------------|
| LOCATION                                           | DATE       | Temperature:<br>F | Relative<br>Humidity | Specific<br>Humidity |
| Exterior, Southwest                                | 10/16/2023 | 67 °F             | 22%                  | 21%                  |
| Exterior, Southeast                                | 10/16/2023 | 75 °F             | 20%                  | 26%                  |
| Room 328                                           | 10/16/2023 | 74 °F             | 35%                  | 43%                  |

Area air samples were collected with Air-O-Cell spore trap cassettes and analyzed for airborne fungal spores and structures. Samples were collected at a rate of 15 liters per minute. Indoor air sample(s) were collected for a five (5) minute period (75 liters) at a height of approximately five (5) feet above finished floor (AFF). Outdoor air samples were collected for a five (5) minutes period (75 liters) at a height of approximately five (5) feet above level ground. American Conference of Governmental Industrial Hygienists (ACGIH) guidelines were followed for the sample collection. Fungal air samples were collected in the following areas:

| SPORE TRAP LOCATIONS |                     |
|----------------------|---------------------|
| SAMPLE NUMBER        | LOCATION            |
| 1                    | Exterior, Southwest |
| 2                    | Exterior, Southeast |
| 3                    | Room 328            |

### 3.0 RESULTS

Currently, there are no regulatory standards for airborne fungal contamination. Therefore, results of the fungal analysis are compared against scientific guidelines. Bioaerosol samples are evaluated by comparing the indoor samples against the outdoor sample. The same types of fungi should be found in both the indoor and outdoor samples.

Should higher fungal concentrations occur in the indoor sample(s) or complaint areas, this generally indicates there is a source of fungal growth in the area. The types of fungi are also evaluated-the same types/genus of fungi should be present in both the indoor/complaint and outdoor/non-complaint samples.

The results of the fungal air samples collected were evaluated. Air testing performed using spore traps found that airborne mold spores within the investigation area were lower and were qualitatively like those measured outside of the building at the time the sampling was performed.

### CONCLUSIONS

Based on ENSOLUM's limited assessment and the analytical results, it appears that the indoor air quality, as it relates to airborne fungi, was within recommended guidelines on the day of the assessment.

# APPENDIX A

## ANALYTICAL DATA



## IAQ Mold Report

### Summary

TDLR License No.: LAB0117

AIHA EMPAT ID: 102577

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

**Client :** Ensolum, LLC**Project :** Wellington ES Room 328**Project # :** 01A 1288199**Sample Type:** Spore Trap, Non-cultured**Test Method:** Mold: MLQ - 0112 - Standard Profile**Lab Job No. :** 23F-12540**Report Date :** 10/18/2023**Sample Date:** 10/16/2023**Spore Trap Type:** Zefon - Air-O-Cell

Page 1 of 3

On 10/16/2023, three (3) samples were submitted by a representative of Ensolum, LLC (located at 8330 LBJ Freeway, Suite 830 8330 LBJ Freeway, Suite 830, Dallas, TX 75243) for Spore Trap, Non-cultured mold analysis. This report consists of three sections; a summary section, a data detail section, and an analytical notes section.

| Sample Number | Volume<br>(liters) | Sample Description                                                       | Identification                                                                                                                                                                                                                                                                                                                                             | Concentration<br>spores/cubic meter                                                                                                             |
|---------------|--------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 1             | 75                 | Exterior, Southwest<br>* See Analytical Notes report for further details | Cladosporium<br>Basidiospores<br>Aspergillus / Penicillium<br>Ascospores<br>Hyphal / Spore Fragments -<br>Dematiaceous<br>Alternaria<br>Hyphal / Spore Fragments - Hyaline<br>Ganoderma<br>Drechslera / Bipolaris /<br>Helminthosporium / Exserohilum group<br>Myxomycete / Periconia / Rust / Smut<br>Nigrospora<br>Helicomyces<br>Fusarium<br><br>Total: | 2693 42%<br>2424 38%<br>653 10%<br>267 4%<br>107 2%<br>67 1%<br>40 <1%<br>40 <1%<br>40 <1%<br>27 <1%<br>13 <1%<br>13 <1%<br>13 <1%<br>6397 100% |



# IAQ Mold Report

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| Sample Number | Volume (liters) | Sample Description                                                       | Identification                                                                                                                                                                                                                                                                                                                                                                 | Concentration spores/cubic meter                                                                                                                         |
|---------------|-----------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2             | 75              | Exterior, Southeast<br>* See Analytical Notes report for further details | Cladosporium<br>Basidiospores<br>Aspergillus / Penicillium<br>Ascospores<br>Drechslera / Bipolaris /<br>Helminthosporium / Exserohilum group<br>Hyphal / Spore Fragments -<br>Dematiaceous<br>Paecilomyces<br>Curvularia<br>Alternaria<br>Myxomycete / Periconia / Rust / Smut<br>Epicoccum<br>Hyphal / Spore Fragments - Hyaline<br>Ganoderma<br>Coprinus group<br><br>Total: | 1600 35%<br>1106 24%<br>573 12%<br>293 6%<br>227 5%<br>200 4%<br>173 4%<br>147 3%<br>93 2%<br>80 2%<br>40 <1%<br>27 <1%<br>27 <1%<br>13 <1%<br>4599 100% |
| 3             | 75              | Room 328                                                                 | Aspergillus / Penicillium<br>Cladosporium<br>Basidiospores<br>Hyphal / Spore Fragments -<br>Dematiaceous<br>Alternaria<br>Myxomycete / Periconia / Rust / Smut<br>Ascospores<br>Nigrospora<br><br>Total:                                                                                                                                                                       | 160 29%<br>120 21%<br>107 19%<br>67 12%<br>40 7%<br>27 5%<br>27 5%<br>13 2%<br>561 100%                                                                  |



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| Sample Number | Volume<br>(liters) | Sample Description | Identification | Concentration<br>spores/cubic meter |
|---------------|--------------------|--------------------|----------------|-------------------------------------|
|               |                    |                    |                |                                     |

This report shall not be reproduced except in full, without approval of the laboratory. Data contained in this test report relates only to the samples tested. This report does not express or imply interpretation of the results contained herein. Interpretation should be made by a qualified professional. Moody Labs assumes no responsibility for the manner in which these samples were collected or handled prior to being received at this laboratory. Volume, area, and/or weight is provided by the customer. Moody Labs assumes no responsibility for the qualifications of personnel performing sampling and/or interpretations of this data.

**Analyst(s):** Elham Mohammadian**Lab Director :** Heather Lopez**Approved Signatory :****Lab Director :** Bruce Crabb**Approved Signatory :**

End of Summary section (23F-12540)

Thank you for choosing Moody Labs

SMLMS v13.84

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# IAQ Mold Report

## Data Detail

TDLR License No.: LAB0117

AIHA EMPAT ID: 102577

2051 Valley View Lane  
Farmers Branch, TX 75234 Phone: (972) 241-8460

**Client :** Ensolum, LLC  
**Project :** Wellington ES Room 328  
**Project # :** 01A 1288199  
**Sample Type:** Spore Trap, Non-cultured  
**Test Method:** Mold: MLQ - 0112 - Standard Profile

**Lab Job No. :** 23F-12540**Report Date :** 10/18/2023**Sample Date:** 10/16/2023 Page 1 of 1**Spore Trap Type:** Zefon - Air-O-Cell

This report consists of three sections; a summary section, a data detail section, and an analytical notes section. Results may not be reported except in full.

| Sample ID:                                  | 1                    |    |                       |        |                          | 2                    |    |                       |        |                          | 3                 |    |                       |        |                          |
|---------------------------------------------|----------------------|----|-----------------------|--------|--------------------------|----------------------|----|-----------------------|--------|--------------------------|-------------------|----|-----------------------|--------|--------------------------|
| Location:                                   | Exterior, Southwest  |    |                       |        |                          | Exterior, Southeast  |    |                       |        |                          | Room 328          |    |                       |        |                          |
| Media Expires On:                           | Mar 2024             |    |                       |        |                          | Mar 2024             |    |                       |        |                          | Mar 2024          |    |                       |        |                          |
| Notes Included:                             | See Analytical Notes |    |                       |        |                          | See Analytical Notes |    |                       |        |                          |                   |    |                       |        |                          |
| Volume:                                     | 75                   |    |                       |        |                          | 75                   |    |                       |        |                          | 75                |    |                       |        |                          |
|                                             | Raw Ct               | RL | spores/m <sup>3</sup> | %Total | spores/m <sup>2</sup> SF | Raw Ct               | RL | spores/m <sup>3</sup> | %Total | spores/m <sup>2</sup> SF | Raw Ct            | RL | spores/m <sup>3</sup> | %Total | spores/m <sup>2</sup> SF |
| Alternaria                                  | 5                    | 13 | 67                    | 1%     | 70                       | 7                    | 13 | 93                    | 2%     | 90                       | 3                 | 13 | 40                    | 7%     | 40                       |
| Ascospores                                  | 20                   | 13 | 267                   | 4%     | 270                      | 22                   | 13 | 293                   | 6%     | 290                      | 2                 | 13 | 27                    | 5%     | 30                       |
| Aspergillus / Penicillium                   | 49                   | 13 | 653                   | 10%    | 650                      | 43                   | 13 | 573                   | 12%    | 570                      | 12                | 13 | 160                   | 29%    | 160                      |
| Basidiospores                               | 103                  | 24 | 2424                  | 38%    | 2400                     | 83                   | 13 | 1106                  | 24%    | 1100                     | 8                 | 13 | 107                   | 19%    | 100                      |
| Chaetomium                                  |                      |    |                       |        |                          |                      |    |                       |        |                          |                   |    |                       |        |                          |
| Cladosporium                                | 101                  | 27 | 2693                  | 42%    | 2700                     | 100                  | 16 | 1600                  | 35%    | 1600                     | 9                 | 13 | 120                   | 21%    | 120                      |
| Coprinus group                              |                      |    |                       |        |                          | 1                    | 13 | 13                    | <1%    | 10                       |                   |    |                       |        |                          |
| Curvularia                                  |                      |    |                       |        |                          | 11                   | 13 | 147                   | 3%     | 150                      |                   |    |                       |        |                          |
| Drechslera / Bipolaris / Helminthosporium / | 3                    | 13 | 40                    | <1%    | 40                       | 17                   | 13 | 227                   | 5%     | 230                      |                   |    |                       |        |                          |
| Epicoccum                                   |                      |    |                       |        |                          | 3                    | 13 | 40                    | <1%    | 40                       |                   |    |                       |        |                          |
| Fusarium                                    | 1                    | 13 | 13                    | <1%    | 10                       |                      |    |                       |        |                          |                   |    |                       |        |                          |
| Ganoderma                                   | 3                    | 13 | 40                    | <1%    | 40                       | 2                    | 13 | 27                    | <1%    | 30                       |                   |    |                       |        |                          |
| Helicomyces                                 | 1                    | 13 | 13                    | <1%    | 10                       |                      |    |                       |        |                          |                   |    |                       |        |                          |
| Hyphal / Spore Fragments - Dematiaceous     | 8                    | 13 | 107                   | 2%     | 100                      | 15                   | 13 | 200                   | 4%     | 200                      | 5                 | 13 | 67                    | 12%    | 70                       |
| Hyphal / Spore Fragments - Hyaline          | 3                    | 13 | 40                    | <1%    | 40                       | 2                    | 13 | 27                    | <1%    | 30                       |                   |    |                       |        |                          |
| Myxomycete / Periconia / Rust / Smut        | 2                    | 13 | 27                    | <1%    | 30                       | 6                    | 13 | 80                    | 2%     | 80                       | 2                 | 13 | 27                    | 5%     | 30                       |
| Nigrospora                                  | 1                    | 13 | 13                    | <1%    | 10                       |                      |    |                       |        |                          | 1                 | 13 | 13                    | 2%     | 10                       |
| Paecilomyces                                |                      |    |                       |        |                          | 13                   | 13 | 173                   | 4%     | 170                      |                   |    |                       |        |                          |
| Stachybotrys                                |                      |    |                       |        |                          |                      |    |                       |        |                          |                   |    |                       |        |                          |
| TOTALS                                      | 300                  |    | 6397                  | 100%   | 6400                     | 325                  |    | 4599                  | 100%   | 4600                     | 42                |    | 561                   | 100%   | 560                      |
| Analyst                                     | Elham Mohammadian    |    |                       |        |                          | Elham Mohammadian    |    |                       |        |                          | Elham Mohammadian |    |                       |        |                          |
| Analysis Date                               | 10/18/2023           |    |                       |        |                          | 10/18/2023           |    |                       |        |                          | 10/18/2023        |    |                       |        |                          |
| Debris Rating                               | 2                    |    |                       |        |                          | 3                    |    |                       |        |                          | 3                 |    |                       |        |                          |
| Debris Composition                          |                      |    |                       |        |                          |                      |    |                       |        |                          |                   |    |                       |        |                          |
| Fibers                                      | 1/5                  |    |                       |        |                          | 1/5                  |    |                       |        |                          | 1/5               |    |                       |        |                          |
| Inorganic/Other                             | 2/5                  |    |                       |        |                          | 3/5                  |    |                       |        |                          | 2/5               |    |                       |        |                          |
| Insect Parts                                | 0/5                  |    |                       |        |                          | 0/5                  |    |                       |        |                          | 0/5               |    |                       |        |                          |
| Pollen                                      | 1/5                  |    |                       |        |                          | 1/5                  |    |                       |        |                          | 0/5               |    |                       |        |                          |
| Skin/Dander                                 | 1/5                  |    |                       |        |                          | 1/5                  |    |                       |        |                          | 3/5               |    |                       |        |                          |

End of Data Detail section  
23F-12540

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## IAQ Mold Report

### Analytical Notes

TDLR License No.: LAB0117

AIHA EMPAT ID: 102577

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

**Client :** Ensolum, LLC

**Project :** Wellington ES Room 328

**Project # :** 01A 1288199

**Sample Type:** Spore Trap, Non-cultured

**Test Method:** Mold: MLQ - 0112 - Standard Profile

**Lab Job No. :** 23F-12540

**Report Date :** 10/18/2023

**Sample Date :** 10/16/2023

**Spore Trap Type:** Zefon - Air-O-Cell

Page 1 of 3

This report consists of three sections; a summary section, a data detail section, and an analytical notes section. Results may not be reported except in full.

### Samples Analyzed

**Sample No** 1 : Exterior, Southwest

**Notes:** Please note: the minimum reporting limit for Cladosporium is 27 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers.  
Please note: the minimum reporting limit for Basidiospores is 24 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers.

**Sample No** 2 : Exterior, Southeast

**Notes:** Please note: the minimum reporting limit for Cladosporium is 16 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers.

### Field Blanks

No discernable field blanks were submitted with this set of samples.

**NOTE: All remaining samples suitable for analysis.**



## IAQ Mold Report

### Analytical Notes

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AIHA EMPAT ID: 102577

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**Test Method:** Mold: MLQ - 0112 - Standard Profile

Page 2 of 3

This report consists of three sections; a summary section, a data detail section, and an analytical notes section. Results may not be reported except in full.

### Methods

Method: MLQ - 0112 / ASTM D7391: Categorization and Quantification of Airborne Fungal Structures in an Inertial Impaction.

Sample by Optical Microscopy.

Samples are read at 100% under 400x magnification unless noted. Partial readings may be employed when concentrations are elevated. Use final spore concentrations, not raw spore counts, for interpretation of results.

Calculation: Spores/cubic meter = (Raw spore count)\*(RL)

Note: RL (Reporting Limit) is based upon 1 raw spore count.

Moody Labs recommends two significant figures for calculated values based on ASTM D7391.

This report must not be used by the customer to claim product certification, approval, or endorsement by AIHA LAP, LLC, ISO, or any agency of the Federal Government.

### Debris Rating Key

0 - No linear trace detected

1 - Trace particulate/debris

2 - Light particulate/debris

3 - Moderate particulate/debris

4 - Substantial particulate/debris

5 - Extensive particulate/debris

6 - Field blank

10 - Hold Sample

11 - Modified Analysis per Client Instructions

NOTE: Particulate/debris are defined as skin, fibers, pollen grains, insect parts, fungal and/or other non-fungal particles.



## IAQ Mold Report

### Analytical Notes

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**Lab Job No. :** 23F-12540

**Report Date :** 10/18/2023

**Sample Date :** 10/16/2023

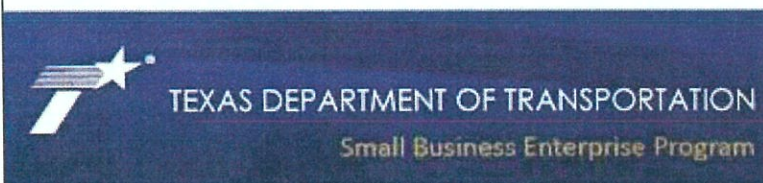
**Spore Trap Type:** Zefon - Air-O-Cell

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**SBA WOSB**  
Woman Owned Small Business



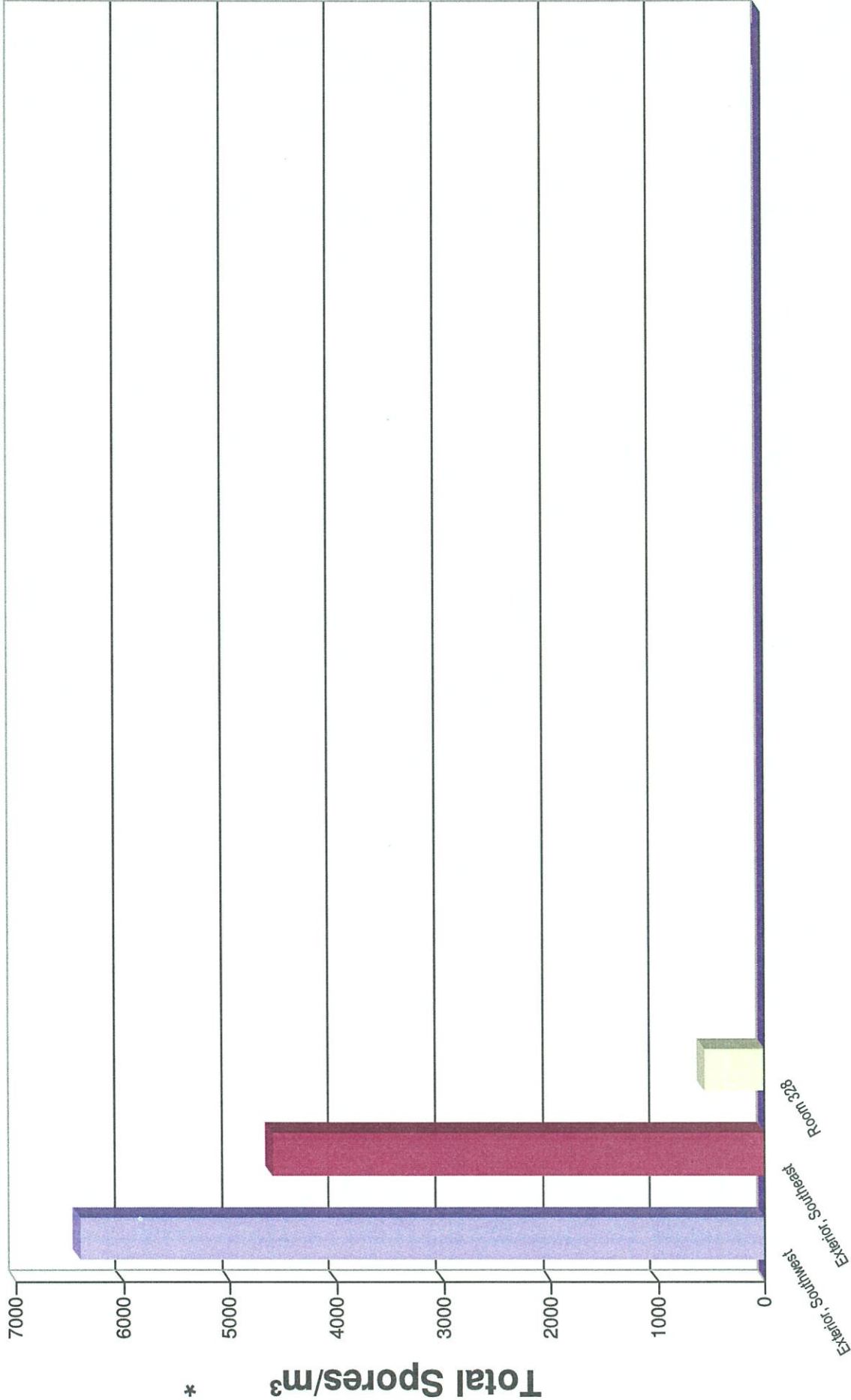
End of Analytical Notes section  
23F-12540

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IAQ Mold Report  
Supplemental Overview

Moody Labs  
2051 Valley View Lane  
Farmers Branch, TX 75234 Phone: (972) 241-8460

Client: Ensolum, LLC  
Project: Wellington ES Room 328  
Project #: 01A 1288199  
Lab Job No. 23F-12540  
Report Date 10/18/2023  
Sample Date: 10/16/2023



# IAQ Mold Report

## Supplemental Overview



2051 Valley View Lane  
Farmers Branch, TX 75234 Phone: (972) 241-8460

TDLR License No.: LAB0117  
AIHA EMPAT ID: 102577

**Client :** Ensolum, LLC

**Project :** Wellington ES Room 328

**Project # :** 01A 1288199

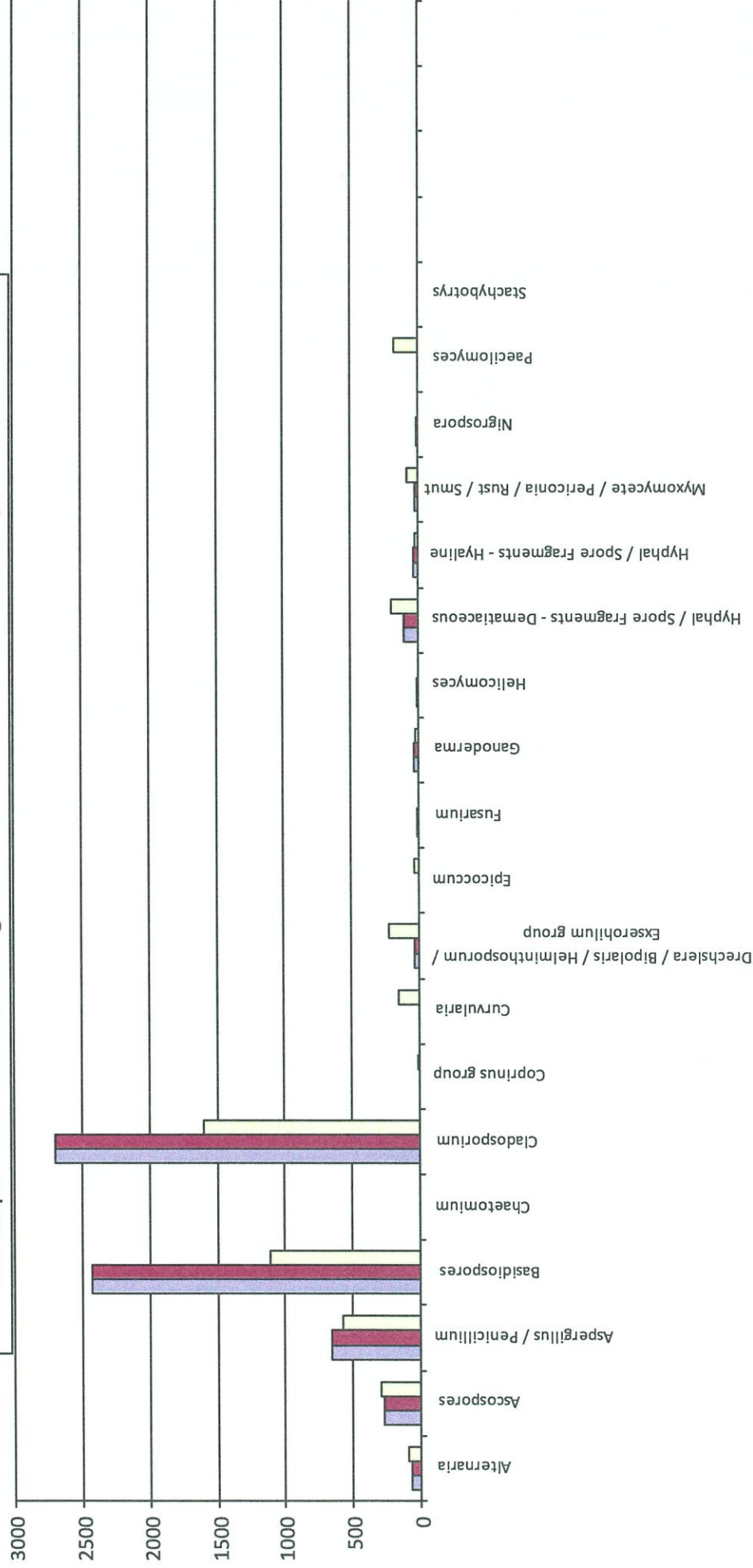
**Lab Job No.** 23F-12540

**Report Date** 10/18/2023

**Sample Date :** 10/16/2023

Exterior, Southwest

■ Sample      ■ Average Reference 1      ■ Average Reference 2



Average Reference 1 = Exterior, Southwest

Average Reference 2 = Exterior, Southeast

# IAQ Mold Report

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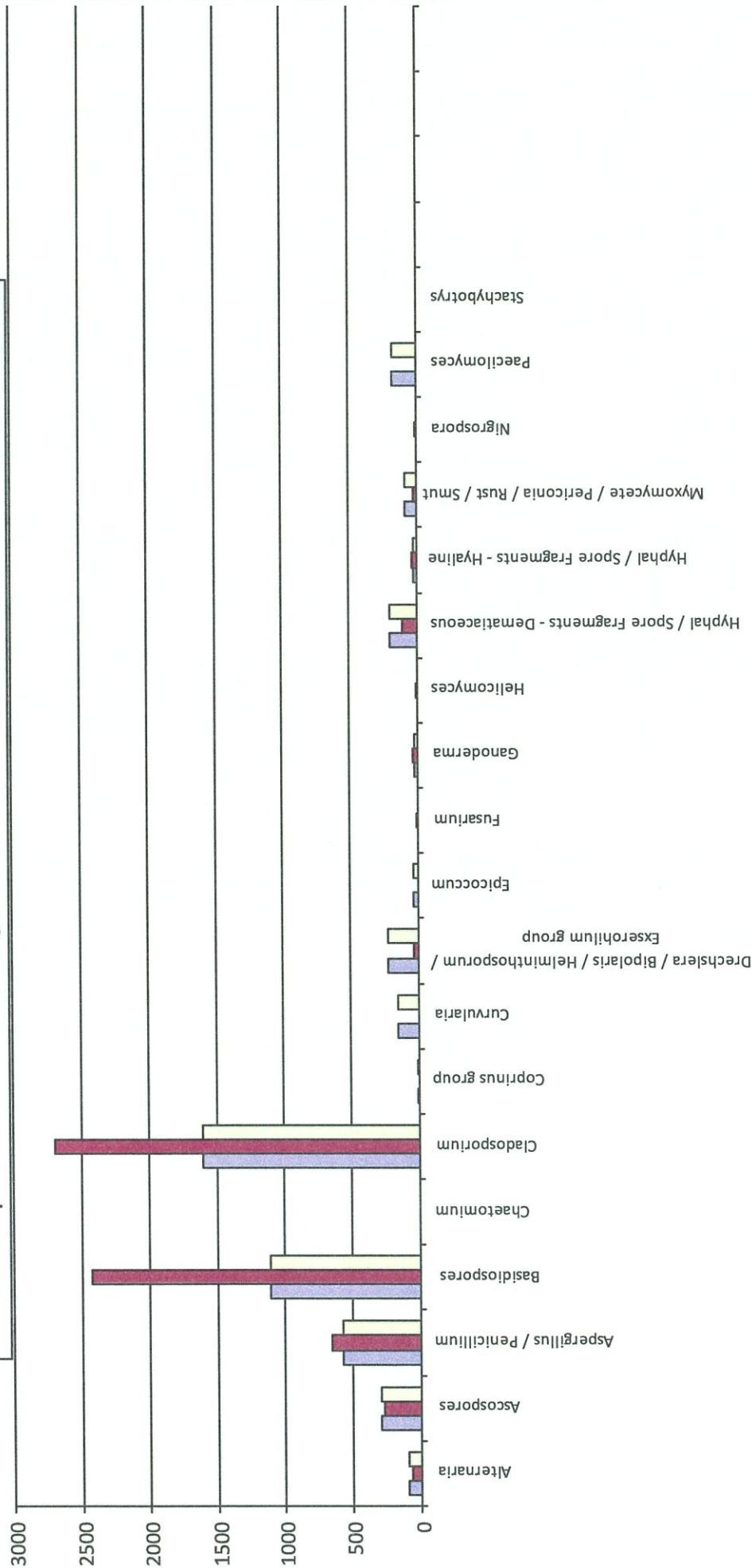
**Lab Job No.** 23F-12540  
**Report Date** 10/18/2023  
**Sample Date :** 10/16/2023

Exterior, Southeast

■ Average Reference 1

■ Average Reference 2

■ Sample



Average Reference 1 = Exterior, Southwest

Average Reference 2 = Exterior, Southeast

# IAQ Mold Report

## Supplemental Overview

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AIHA EMPAT ID: 102577



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**Client :** Ensolum, LLC

**Project :** Wellington ES Room 328

**Project #:** 01A 1288199

**Lab Job No.** 23F-12540

**Report Date** 10/18/2023

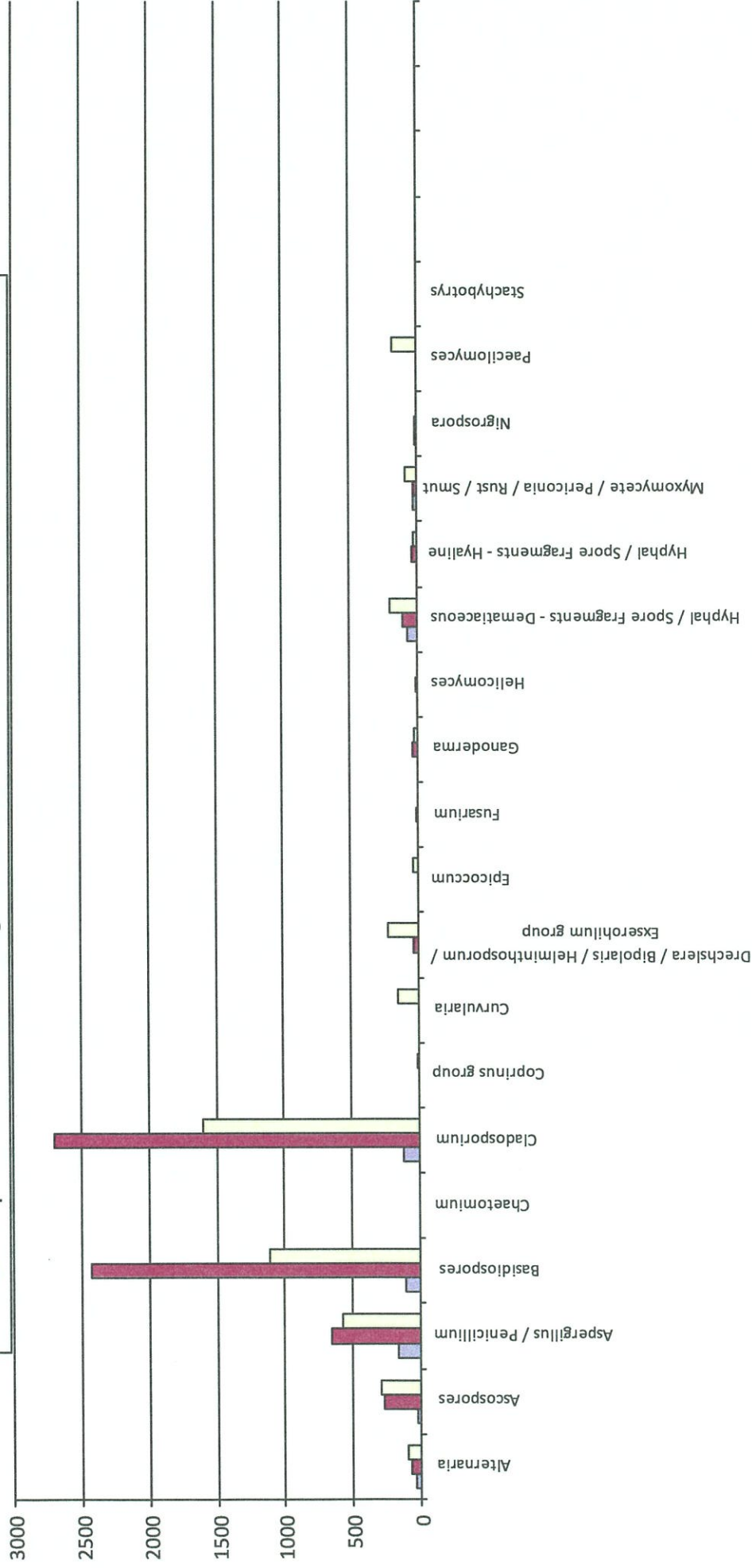
**Sample Date :** 10/16/2023

Room 328

■ Sample

■ Average Reference 1

■ Average Reference 2



Average Reference 1 = Exterior, Southwest

Average Reference 2 = Exterior, Southeast

### Chain of Custody

Lab Job # 23F-12540  
Lab Job # Ufa AOC-3  
Lab Job # \_\_\_\_\_

**AFTER HOURS / WEEKEND WORK:** ☐ YES ☐ NO  
 \*Please call in advance for after hours / immediate pricing & availability\*

Page 1 of 1

## ASBESTOS PLM

Bulk ☐ Immediate ☐ 1 day ☐ 2 day ☐ 3 day ☐ 5-7 day  
☐ Analyze All ☐ Positive Stop

PCM Air (7400)

☐ Immediate   ☐ 1 day   ☐ 2 day   ☐ 3 day   ☐ 5 day  
**Analyze Blanks**   ☐ Yes   ☐ No

**TOTAL DUST(0500/0600)**

☐ 1 day    ☐ 2 day

## ASBESTOS TEM

Air AHERA Method ☐ Late Night\* ☐ 6 hr ☐ 12 hr ☐ 24 hr  
 Air 7402 (Modified) ☐ 1 day ☐ 2 day ☐ 3 day  
 Bulk ☐ 1 day ☐ 2 day ☐ 3 day ☐ 5 day  
 Water/Wipe/Micro Vac ☐ 1 day ☐ 2 day ☐ 3 day  
 Analyze Blanks ☐ Yes ☐ No

**\*Late night analysis surcharges apply**

**Billing Company / City:** Ensolum, LLC

# of Samples: 3 Sample Date: 2/14/2023

Project: Wellington ES Room 328

Project #: OIA 1288199

**Contact Information:** Name: Clint Tech

Phone #: \_\_\_\_\_

E-mail Results to: Clint/Barren/Toni

Mobile #: (972) 989-1031

Invoice Address: Toni

P.O. #: \_\_\_\_\_

**\*Please review paperwork and samples before submitting to lab. Unsealed / Improperly packaged / damaged / expired samples or excessive administrative requests may incur additional fees\***

**Notes:**

[illegible]

|                                 |                              |                                 |                            |
|---------------------------------|------------------------------|---------------------------------|----------------------------|
| Released By: <i>[Signature]</i> | Date / Time: 11/14/2023 1235 | Received By: <i>[Signature]</i> | Date / Time: 11/16/23 1239 |
| Released By:                    | Date / Time:                 | Received By:                    | Date / Time:               |

## APPENDIX B

### DEFINITIONS AND LIMITATION



# ENSOLUM

## Mold Services Definitions & Limitations

Ensolum performed services in accordance with generally accepted practices of the profession undertaken in similar services at the same time and in the same geographical area. No other warranties, express or implied, apply to the services hereunder or the final report.

Ensolum's services and any report have been prepared on behalf of and for the exclusive use of the Client solely for its use and reliance in assessing the presence of mold in the Investigation Areas of the site. The Client was the only party to which Ensolum explained the risks and limitations of the services and was solely involved in shaping the scope of services. Accordingly, reliance on this report by any other party may involve assumptions leading to an unintended interpretation of findings and opinions. With the consent of the Client, Ensolum may offer reliance to third parties or contract with other parties to develop findings and opinions related to such party's unique risk management concerns. Notwithstanding the foregoing, reliance by any and all third parties upon this deliverable, Ensolum's services or any subsequent report shall be limited in the aggregate to the fair market value of the services provided by Ensolum.

"Limited Mold Assessment". This deliverable uses the term "Limited Mold Assessment" to denote that Ensolum's mold assessment services are limited: (i) to certain portions of the building structure (e.g., the Investigation Areas), by non-destructive sampling methodologies, and/or by access limitations to building materials or components within the Investigation Area(s). In contrast to a "Limited Assessment" is a comprehensive assessment would involve destructive sampling methods with the assessment to be conducted throughout the entire building structure.

Time sensitive. One must keep in mind that mold assessments are essentially a "snap shot in time," and the results are only relevant at the time of site reconnaissance. Because mold, when biologically active, is a living organism, its presence is influenced and controlled by environmental conditions. Mold assessments, therefore, are "time sensitive" in that the presence and concentration of mold and similar organisms in building structures or in the air is directly influenced by environmental conditions (such as humidity, moisture, nutrients and substrates), whether natural or caused by man, which conditions may vary significantly over relatively short periods of time.

Methodologies. Currently, mold assessment methodologies and protocols in Texas are governed by persuasive guidelines (rather than promulgated federal/state or local regulations). Presently, there is no data that supports a threshold limit or dose-response relationship for exposure to mold aeroallergens, individual pathogens, opportunistic pathogens and/or mycotoxins. The Occupational Safety and Health Administration (OSHA), the National Institute of Occupational Safety and Health (NIOSH) and other non-governmental associations, have not yet established permissible exposure limits (PELs), recommended exposure limits (RELs), or other limit values for fungi. Because no limit values presently exist, Ensolum will not and cannot represent that the site contains no harmful microbes, mold, fungi, or their metabolites, or other latent conditions beyond those identified by the limited scope of this mold assessment.



Findings limited. Findings in an LMA are limited due to the nature of the information obtained such as a visual reconnaissance of readily accessible areas of building structures, interview information, anecdotal information, and limited sampling data derived from one or more specific sampling events. Ensolum cannot warrant the accuracy of prior or subsequent information/data, reports and services performed by other firms at the Site. Ensolum assumes no responsibility or liability for errors in information or data provided by or through the client or third party sources. Ensolum's services are not to be construed as legal or medical interpretation or advice.

Moisture Intrusion Limitation. Ensolum performs mold assessment services and is not a moisture intrusion, HVAC, plumbing or building envelope specialist. However, during the course of conducting its mold assessment services, Ensolum will report observed areas of apparent moisture intrusion. Ensolum does not and will not investigate the cause or causes of such observed moisture intrusion. In the event apparent moisture intrusion is observed, Ensolum will recommend that the client contact a specialist (i.e., plumbing contractor, building envelope specialist, HVAC contractor, water intrusion specialist, etc.) to assist the client in determining the specific cause or causes of the moisture intrusion and remedial options.

Certificate of Mold Damage Remediation (CMDR). For mold remediation projects (above certain size thresholds), applicable Texas law (i.e., Texas Occupation Code Section 1958.54 and T.A.C. Section 295.397 (the Texas Mold Assessment and Remediation Rules), requires that a "Certificate of Mold Damage Remediation" be issued by the Mold Remediation Contractor upon successful completion of the project. This certificate must be provided to property owners no later than the 10<sup>th</sup> day after the date on which the mold remediation is completed at a property. The Mold Remediation Certificate issued by the Mold Remediation Contractor must include a certification by the Mold Assessor that the mold remediation project has been successfully completed in accordance with the mold remediation protocol.

Be advised that Ensolum's issuance of a CMDR upon successful completion of a Mold Remediation project does not mean, warrant or otherwise guarantee that mold will not be subsequently found in any portion of an Investigation Area or the Site. In the event that Ensolum is engaged to render services in connection with a mold remediation project, ENSOLUM will require Client to provide to Ensolum written documentation that all sources of moisture which contributed to the presence of mold in the Investigation Area have been fully remediated and corrected prior to achieving clearance.

## APPENDIX C

### LICENSES



**TEXAS DEPARTMENT OF LICENSING AND REGULATION**

P.O. Box 12157  
Austin, Texas 78711-2157  
1-800-803-9202 (512) 463-6599  
[www.tdlr.texas.gov](http://www.tdlr.texas.gov)

If you cut around the border of the license it will fit in  
a standard 5" x 7" frame.

**ENSOLUM, LLC**  
SUITE 1203  
2351 W NORTHWEST HWY  
DALLAS TX 75220-4433

*Rick Figueroa*  
Chair

*Thomas F. Butler*  
Vice Chair



*Gerald R. Callas, M.D., F.A.S.A.*  
*Helen Callier*  
*Nora Castañeda*  
*Joel Garza*  
*Gary F. Wesson, D.D.S., M.S.*

*Mold Assessment Company*

**ENSOLUM, LLC**

2351 W NORTHWEST HWY SUITE 1203 DALLAS

License Number: ACO1138

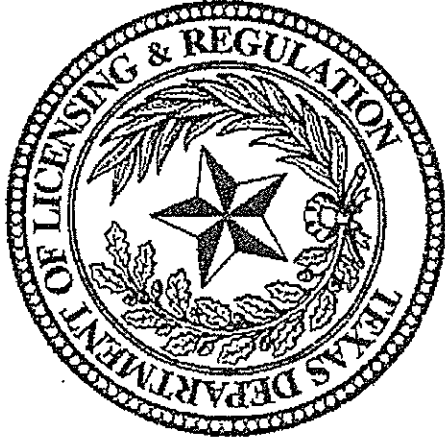
The entity named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: February 07, 2024

Brian E. Francis  
Executive Director

*Rick Figueroa*  
Chair

*Thomas F. Butler*  
Vice Chair



*Gerald R. Callas, M.D., F.A.S.A.*  
*Helen Callier*  
*Nora Castañeda*  
*Joel Garza*  
*Gary F. Wesson, D.D.S., M.S.*

*Mold Analysis Laboratory*  
**MOODY LABS LLC**  
2051 VALLEY VIEW LN FARMERS BRANCH

License Number: LAB0117

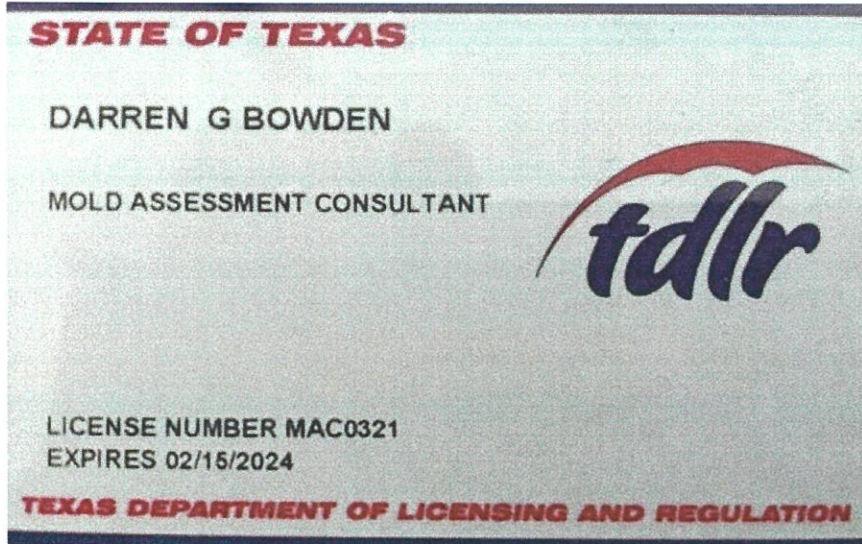
The entity named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: March 01, 2024

Mike Arismendez, Jr.  
Executive Director



Texas Department of Licensing and Regulation  
Mold Assessment Consultant  
Darren G Bowden  
License No. MAC0321      Expires February 15, 2024





**TEXAS DEPARTMENT OF LICENSING AND REGULATION**

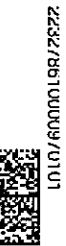
P.O. Box 12157  
Austin, Texas 78711-2157  
1-800-803-9202 (512) 463-6599  
[www.tdlr.texas.gov](http://www.tdlr.texas.gov)

If you cut around the border of the license it will fit in  
a standard 5" x 7" frame.

**NOTE: Issuance of the wallet card is in a separate mailing.**

10255393-MAC1444

**CLINT JECH**  
8330 LBJ FWY STE 830  
DALLAS TX 75243-1390



*Rick Figueroa*  
Chair

*Thomas F. Butler*  
Vice Chair



*Gerald R. Callas, M.D., F.A.S.A.*  
*Nora Castañeda*  
*Sujeeth Draksharam*  
*Lori High, R.N., N.P., Retired*  
*Gary F. Wesson, D.D.S., M.S.*

*Mold Assessment Consultant*  
**CLINTON S JECH**

License Number: MAC1444

The person named above is licensed by the Texas Department of Licensing and Regulation.

**License Expires: October 09, 2025**

**Mike Arismendez, Jr.**  
Executive Director