Re: Durham Middle School Limited Mold Assessment Rm 152

Treadway, David <treadwayd@lisd.net>

Thu 5/11/2023 12:37 PM

To: Holt, Gary <holtg@lisd.net>;Hall, Stephanie A <hallsa@lisd.net>;Murphy, Ellen <murphye@lisd.net>;King, Angela <kingal@lisd.net>
Cc: Hughes, Jason <hughesjk@lisd.net>;Jones, Steven <jonessa@lisd.net>;Sayers, Allen <sayersa@lisd.net>;Cashman, Jinger <cashmans@lisd.net>;Brown, Joann <brownj@lisd.net>

Mr. Holt,

Good afternoon. I am sending this email to follow up with the retest results of the limited mold assessment conducted in Room 1152. The retest took place on April 19th, 2023 after the wall coverings were removed and the room thoroughly cleaned. Data from the airborne fungi sampling indicated that the total indoor concentration of mold/fungi in **Room 1152 was 6% of the outside levels.** The results of this test indicate that the indoor concentration levels are well within acceptable guidelines for areas with filtered or air-conditioned air. The retest report will be available on the LISD website later today. Please let me know if you have any questions.

Sincerely,
David Treadway

From: Treadway, David
Sent: Wednesday, March 8, 2023 9:27 AM
To: Holt, Gary <holtg@lisd.net>; Hall, Stephanie A <hallsa@lisd.net>; Murphy, Ellen <murphye@lisd.net>; King, Angela <kingal@lisd.net>
Cc: Hughes, Jason <hughesjk@lisd.net>; Jones, Steven <jonessa@lisd.net>; Sayers, Allen <sayersa@lisd.net>; Cashman, Jinger <cashmans@lisd.net>; Brown, Joann <brownj@lisd.net>
Subject: Durham Middle School Limited Mold Assessment Rm 152

Mr. Holt,

Good morning. I am sending this email to follow up with the results of a limited mold assessment conducted in room 1152. Ensolum LLC. conducted a limited mold assessment in room 1152 on February 17th, 2023, per a campus request. It is typically assumed that indoor spore levels in an area with filtered or air-conditioned air, and activity levels 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 1152 exceeded the outdoor levels***. Utilizing this theory, the indoor concentration levels were not within acceptable guidelines for areas with filtered or air-conditioned air when the test was taken. I would recommend that the wallpaper covering the walls be removed so we can check to make sure there is no visible mold behind the wallpaper. I would also recommend that any rugs be removed as well. The room will need to be thoroughly cleaned and sanitized. I will recheck the room once the wall covering is removed. Please let me know if you have any questions.

Sincerely,
David Treadway

David Treadway
LISD Environmental Coordinator
Facility Services Department

ENSOLUM

April 24, 2023

Lewisville Independent School District
340 Lake Haven
Lewisville, Texas 75057
Attn: David Treadway

Re: Limited Mold Assessment Proposal - RETEST
Durham Middle School - Room 1152
2075 S Edmonds Ln.
Lewisville, TX 75067
LISD BID: CSP 2561-18
Ensolum Proposal No. P01A1288181A

Ensolum, LLC (Ensolum) was retained by David Treadway representing Lewisville ISD (Client) to perform limited mold assessment services within Room 1152 of Durham Middle School, 2075 S Edmonds Ln., Lewisville, TX 75067. 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 Client, to complete a Limited Mold Assessment RETEST within Room 1152 of Durham Middle School, 2075 S Edmonds Ln., Lewisville, TX 75067. 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 April 19, 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 1152. Water damage was observed in the following locations:

VISIBLE WATER DAMAGE		
LOCATION	DATE	EXPLANATION
Room 1152	4/19/2023	None were observed

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: F	Relative Humidity	Specific Humidity
Exterior	4/19/2023	83 °F	52%	88%
Exterior	4/19/2023	82 °F	51%	83%
Room 1152	4/19/2023	77 °F	44%	91%

Area air samples were collected with Allergenco-D 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
2	Exterior
3	Room 1152

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 considerably 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. However, Ensolum recommends that the specific humidity be maintained below 60.

ENSOLUM

ATTACHMENT

ANALYTICAL DATA

IAQ Mold Report

Summary

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

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Durham MS, Room 1152 Retest
Project # : 01A 1288181A
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 23F-04559
Report Date : 04/21/2023
Sample Date: 04/19/2023
Spore Trap Type: Zefon - Air-O-Cell

On 4/19/2023, 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 (liters)	Sample Description	Identification	Concentration spores/cubic meter	
1	75	Exterior * See Analytical Notes report for further details	Aspergillus / Penicillium	2400	54%
			Cladosporium	826	18%
			Basidiospores	413	9%
			Ascospores	267	6%
			Hyphal / Spore Fragments - Dematiaceous	213	5%
			Myxomycete / Periconia / Rust / Smut	173	4%
			Alternaria	67	2%
			Hyphal / Spore Fragments - Hyaline	27	<1%
			Epicoccum	27	<1%
			Oidium / Peronospora	13	<1%
			Spegazzinia	13	<1%
			Drechslera / Bipolaris / Helminthosporum / Exserohilum group	13	<1%
			Curvularia	13	<1%
			Total:	4465	100%
2	75	Exterior	Aspergillus / Penicillium	906	64%
			Basidiospores	147	10%
			Cladosporium	107	8%
			Ascospores	107	8%
			Hyphal / Spore Fragments - Dematiaceous	80	6%
			Coprinus group	40	3%
			Chaetomium	27	2%
			Total:	1414	100%

IAQ Mold Report

Summary

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2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460
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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter	
3	75	Room 1152	Aspergillus / Penicillium	160	63%
			Basidiospores	27	11%
			Hyphal / Spore Fragments - Dematiaceous	13	5%
			Myxomycete / Periconia / Rust / Smut	13	5%
			Hyphal / Spore Fragments - Hyaline	13	5%
			Cladosporium	13	5%
			Chaetomium	13	5%
			Total:	252	100%

Analyst(s): Elham Mohammadian

Lab Director : Heather Lopez — Approved Signatory : Heather Lopez

Lab Director : Bruce Crabb — Approved Signatory : Bruce Crabb

End of Summary section (23F-04559)

Thank you for choosing Moody Labs

IAQ Mold Report

Data Detail

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

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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					Exterior					Room 1152				
Media Expires On:	Jan 2024					Jan 2024					Jan 2024				
Notes Included:	See Analytical Notes														
Volume:	75					75					75				
	Raw Ct	RL	spores/m³	%Total	spores/m³ SF	Raw Ct	RL	spores/m³	%Total	spores/m³ SF	Raw Ct	RL	spores/m³	%Total	spores/m³ SF
Alternaria	5	13	67	2%	70										
Ascospores	20	13	267	6%	270	8	13	107	8%	100					
Aspergillus / Penicillium	108	22	2400	54%	2400	68	13	906	64%	910	12	13	160	63%	160
Basidiospores	31	13	413	9%	410	11	13	147	10%	150	2	13	27	11%	30
Chaetomium						2	13	27	2%	30	1	13	13	5%	10
Cladosporium	62	13	826	18%	830	8	13	107	8%	100	1	13	13	5%	10
Coprinus group						3	13	40	3%	40					
Curvularia	1	13	13	<1%	10										
Drechslera / Bipolaris / Helminthosporum /	1	13	13	<1%	10										
Epicoccum	2	13	27	<1%	30										
Hyphal / Spore Fragments - Dematiaceous	16	13	213	5%	210	6	13	80	6%	80	1	13	13	5%	10
Hyphal / Spore Fragments - Hyaline	2	13	27	<1%	30						1	13	13	5%	10
Myxomycete / Periconia / Rust / Smut	13	13	173	4%	170						1	13	13	5%	10
Oidium / Peronospora	1	13	13	<1%	10										
Spegazzinia	1	13	13	<1%	10										
Stachybotrys															
TOTALS	263		4465	100%	4500	106		1414	100%	1400	19		252	100%	250
Analyst	Elham Mohammadian					Elham Mohammadian					Elham Mohammadian				
Analysis Date	4/21/2023					4/21/2023					4/21/2023				
Debris Rating	4					3					2				
Debris Composition															
Fibers	1/5					1/5					1/5				
Inorganic/Other	4/5					3/5					1/5				
Insect Parts	0/5					0/5					0/5				
Pollen	1/5					1/5					0/5				
Skin/Dander	1/5					1/5					2/5				

End of Data Detail section
23F-04559

IAQ Mold Report

Analytical Notes

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

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Client : Ensolum, LLC
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Lab Job No. : 23F-04559
Report Date : 04/21/2023
Sample Date : 04/19/2023
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.

Samples Analyzed

Sample No	1 : Exterior
Notes:	Please note: the minimum reporting limit for Aspergillus / Penicillium is 22 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.

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, 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

Moody Labs
2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460
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Lab ID # 102577

End of Analytical Notes section
23F-04559

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

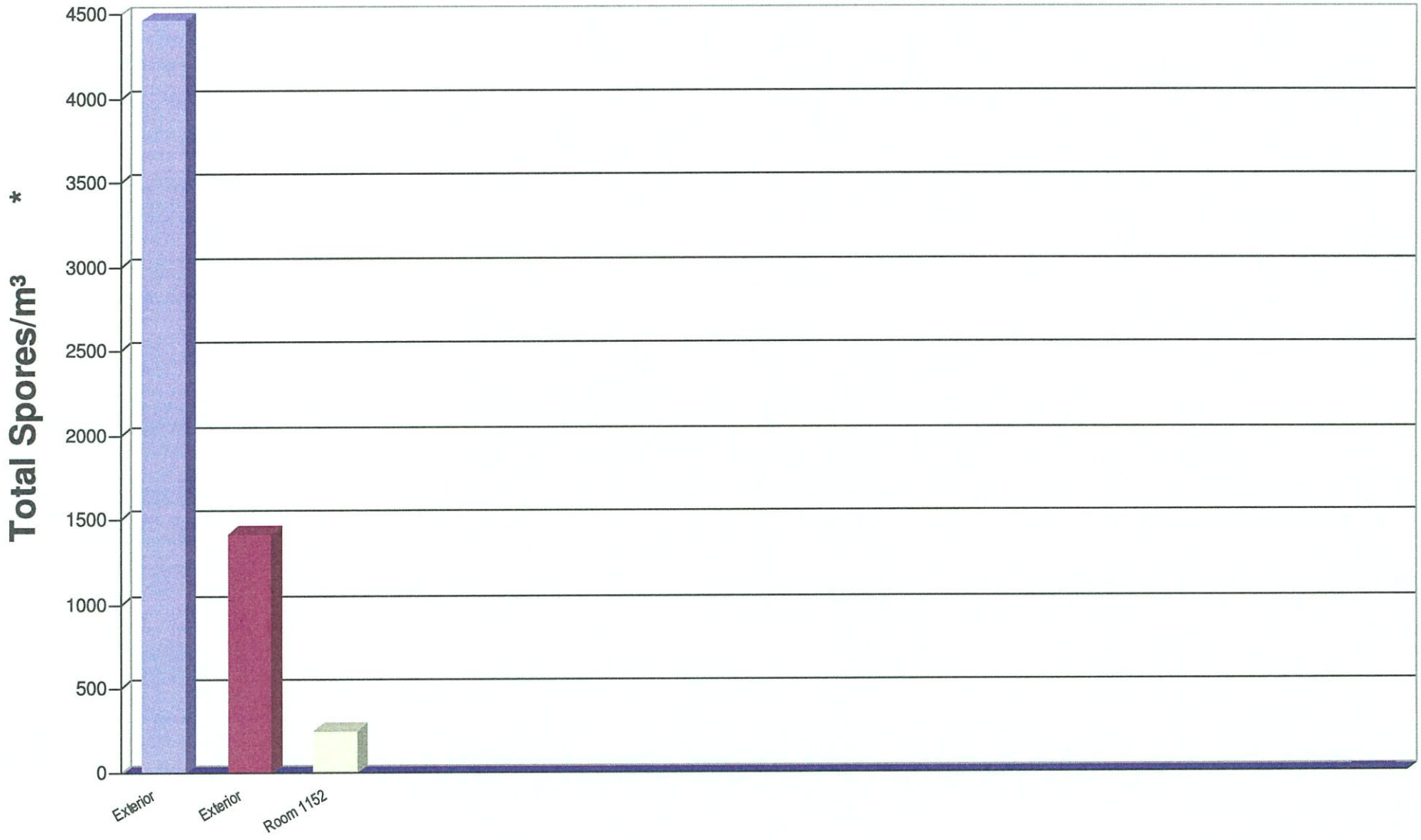
IAQ Mold Report

Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Durham MS, Room 1152 Retest
Project # : 01A 1288181A

Lab Job No. 23F-04559
Report Date 04/21/2023
Sample Date : 04/19/2023



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

IAQ Mold Report

Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Durham MS, Room 1152 Retest
Project # : 01A 1288181A

Lab Job No. 23F-04559
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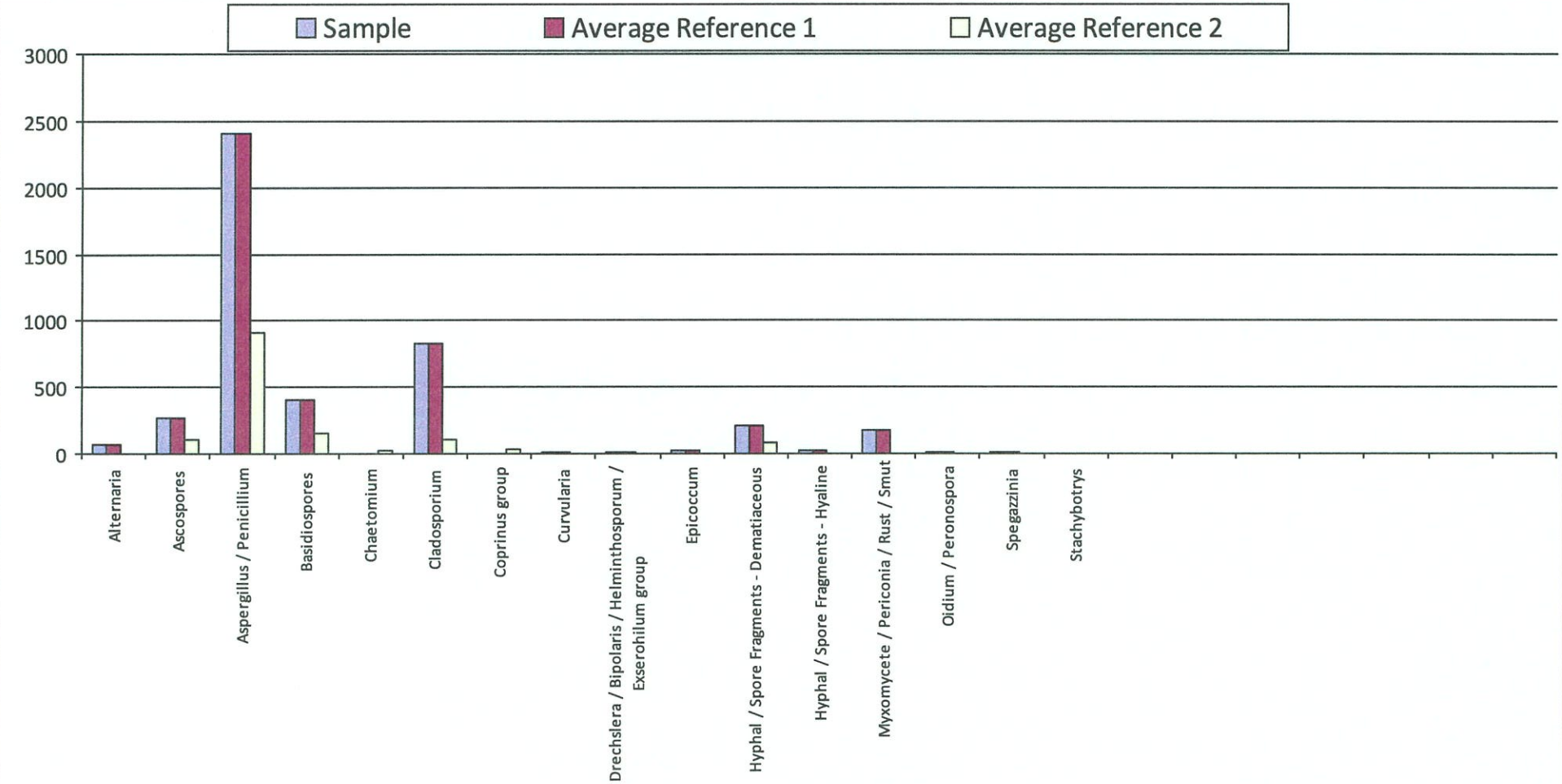
Sample Date : 04/19/2023

Exterior



Average Reference 1 = Exterior

Average Reference 2 = Exterior

Moody Labs
2051 Valley View Lane
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IAQ Mold Report

Supplemental Overview

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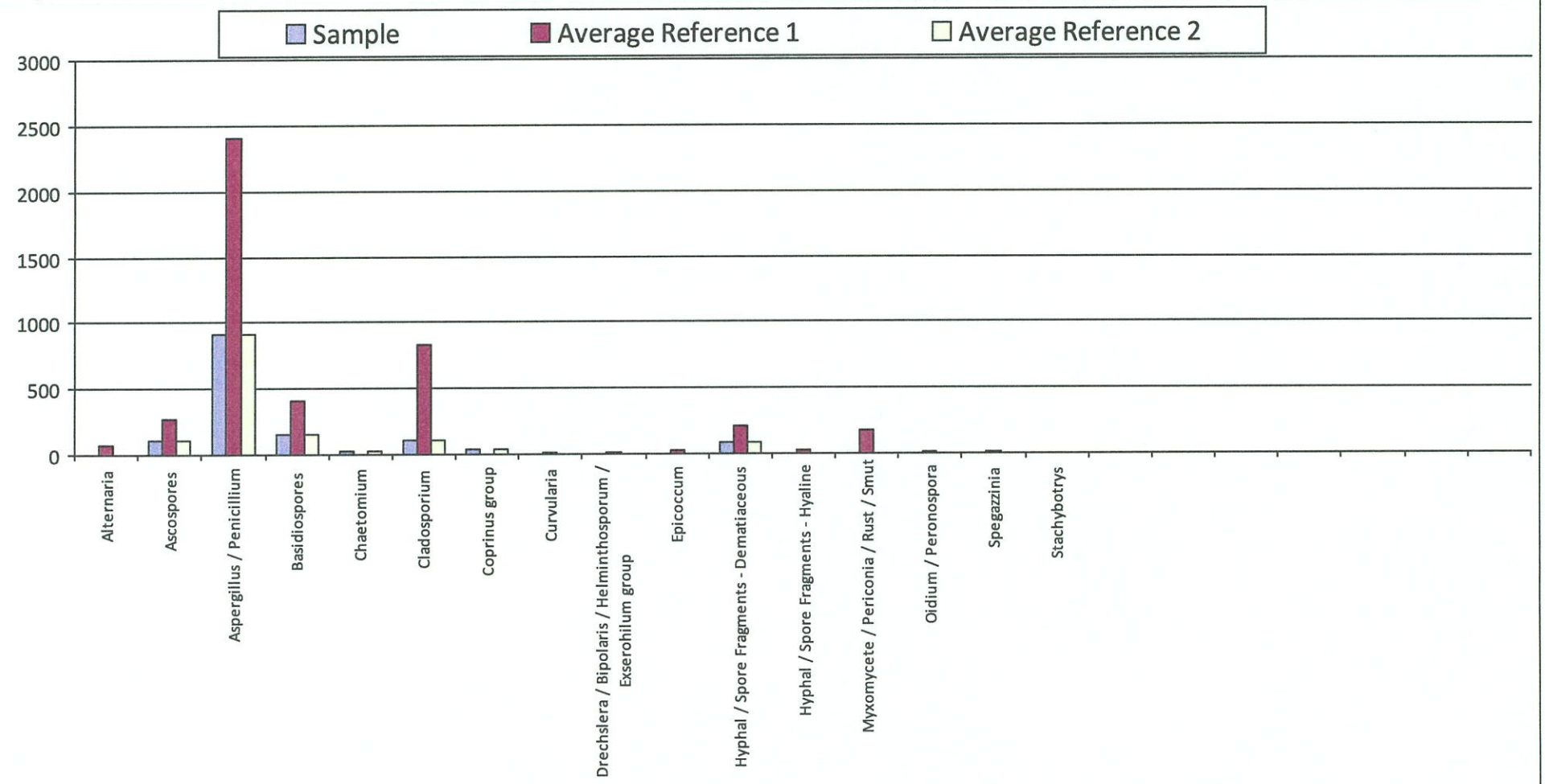

Average Reference 1 = Exterior

Average Reference 2 = Exterior

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

IAQ Mold Report

Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Durham MS, Room 1152 Retest
Project # : 01A 1288181A

Room 1152

Lab Job No. 23F-04559
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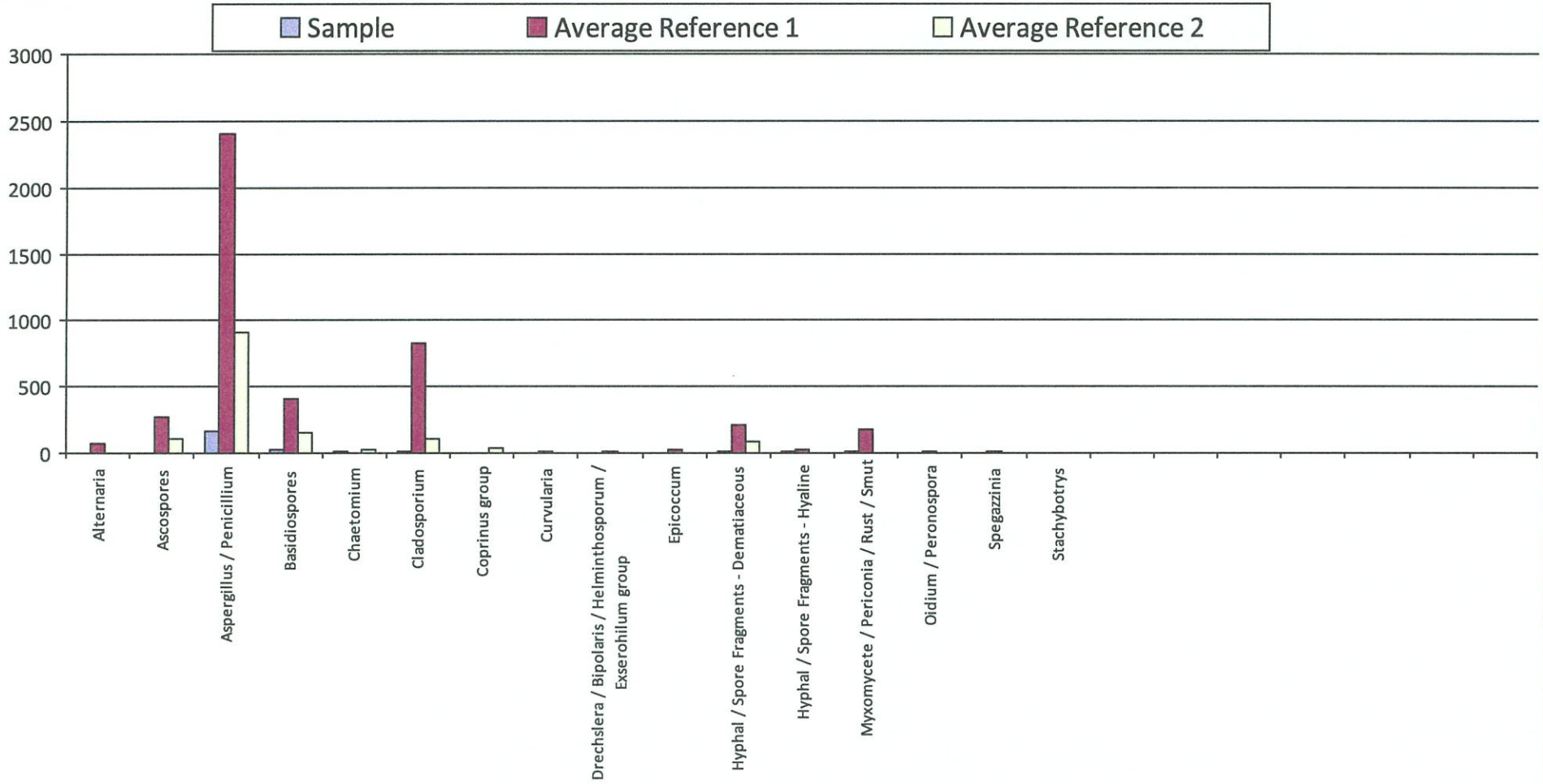
Sample Date : 04/19/2023



Average Reference 1 = Exterior

Average Reference 2 = Exterior

End of Supplemental Overview section (23F-04559)

ENSOLUM

ATTACHMENT

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 10th 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.

ENSOLUM

ATTACHMENT

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

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

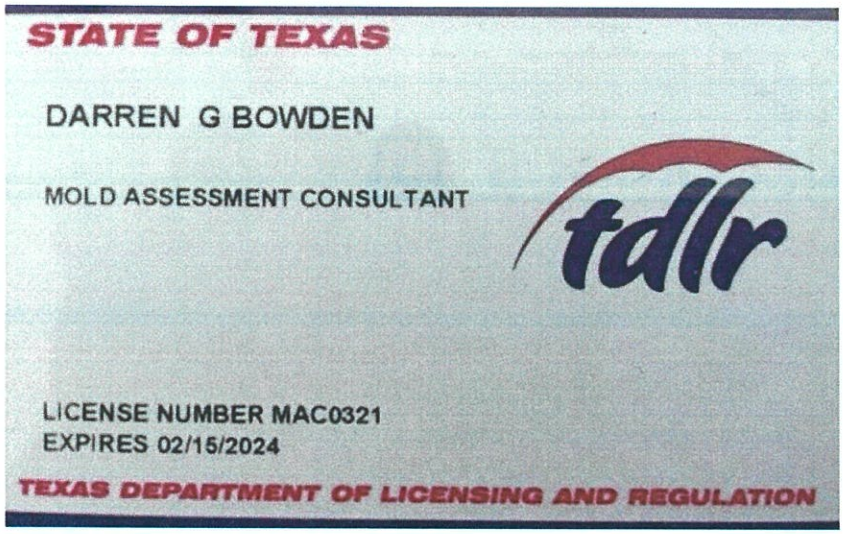
The entity named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: March 01, 2024

Mike Arismendez, Jr.
Executive Director

ENSOLUM

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



ENSOLUM

Texas Department of Licensing and Regulation
Mold Assessment Consultant
Clinton S Jech
License No. MAC1444 Expires October 9, 2023