

MOLD REMEDIATION REPORT
FLORENCE HILL ELEMENTARY SCHOOL
4213 S. ROBINSON ROAD
GRAND PRAIRIE, TEXAS 75052

Prepared For:

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Prepared By:



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July 24, 2025
REC Project No.: 25256



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MOLD REMEDIATION REPORT
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1.0 INTRODUCTION

Mold impacted building materials were removed from Classrooms 103 and adjoining Boy's and Girl's Restrooms at Florence Hill Elementary School located at 4213 S. Robinson Road, in Grand Prairie, Texas. Resource Environmental Consulting, Inc. (REC) subcontracted the mold remediation services to Alpha Abatement Solutions LLC and the mold clearance testing to KBM Environmental Consulting. The mold remediation was conducted from June 30th through July 14th, 2025.

2.0 REMEDIATION DESCRIPTION

The mold remediation was performed by Alpha Abatement Solutions LLC, a Texas licensed Mold Remediation Company (License No. RCO1543). The abatement supervisor for Alpha Abatement Solutions LLC was Mr. Xavier Castro, a Texas licensed Mold Remediation Contractor (License No. MRC1424). The mold remediation consisted of removal of approximately 1,000 ft² of mold impacted drywall in Classroom 103 and the adjoining Boy's and Girl's Restrooms, as noted in the Mold Remediation Protocol, dated June 12, 2025.

3.0 REMEDIATION PROCEDURES

Removal of the mold impacted building materials was conducted inside a negative pressure containment in accordance with ANSI-IICRC S500 and ANSI-IICRC S520, as well as ASTM D7338-10 and ASTM E2418-06 standard of care practices. After the mold impacted drywall was removed, it was placed into 6-millimeter waste bags. Each waste bag was sealed with duct tape and decontaminated prior to leaving the work areas. The waste was transported by Alpha Abatement Solutions LLC to McCommas Bluff Landfill in Dallas, Texas.

A final inspection was conducted in the containment by Ms. Heather Benavides, a Texas Licensed Mold Assessment Technician (License No. MAT1382) to ensure that all mold impacted building materials had been removed and the work areas were thoroughly cleaned.

4.0 PERSONAL PROTECTION PROCEDURES

All persons entering the remediation containment wore the appropriate protective equipment. Personnel wore full body disposable coveralls while within the containment areas. Half-face air purifying respirators were worn for respiratory protection. Personnel exiting the work area were required to decontaminate using a three stage, dry decontamination unit. Reusable protective equipment was wet-wiped and thoroughly cleaned prior to exiting the work areas as to not cross contaminate non-work areas.



5.0 CLEARANCE PROCEDURES AND RESULTS

The mold remediation clearance testing was conducted by Ms. Heather Benavides, a Texas Licensed Mold Assessment Technician (License No. MAT1382). The clearance samples were collected using air-o-cell cassettes with each sample comprising a total volume of 75 Liters of air. The following table summarizes the air clearance results.

SAMPLE DATE: JULY 3, 2025				
Sample ID	Sample Location	Sample Type	Concentration (spores/m ³)	Sample Results
1	Baseline (Outdoors)	AOC	2,790	---
2	Clearance, Classroom 103	AOC	66*	Unsatisfactory
RE-SAMPLE DATE: JULY 10, 2025				
Sample ID	Sample Location	Sample Type	Concentration (spores/m ³)	Sample Results
1	Clearance, Classroom 103	AOC	53	Satisfactory
2	Baseline (Outdoors)	AOC	7,416	---

*40 spores are Stacybotrys organisms which is not found outdoors, therefore, the clearance air sample fails.

The first clearance air sample collected on July 3rd failed since Stacybotrys organisms were not found outdoors in the baseline air sample but was found inside the containment, therefore, the containment had to be re-cleaned and re-sampled.

The re-sampling on July 10th identified all organisms inside the containment were below the baseline/outdoor sample result, therefore, the air clearance sample was deemed to be satisfactory inside the containment after completion of mold remediation activities.

The laboratory results are included in Appendix A of this report. The consultant's report and photographs of the remediation containment are included in Appendix B.

6.0 CONCLUSIONS

All remediation activities were performed in accordance to the Texas Mold Assessment and Remediation Rules (TMARR) and American National Standards Institute (ANSI) IICRC S500 and S520 practices, including use of appropriate personal protection equipment, containment of work areas, engineering controls, and contaminated surface cleaning. Based on the results of the AOC clearance data, the remediation consisting of mold contaminated drywall removal in the classrooms was deemed "Satisfactory".



7.0 REFERENCES

Texas Mold Assessment and Remediation Rules.16 TAC Chapter 78. 2018.

American National Standards Institute (ANSI). Standard for Professional Water Damage Restoration (ANSI/IICRC S500). 2015.

American National Standards Institute (ANSI). Standard and Reference Guide for Professional Mold Remediation (ANSI/IICRC S520). 2015.



APPENDIX A

AIR CLEARANCE LABORATORY RESULTS





#25030788

Analysis Report prepared for

KBM Environmental Consulting

1415 NW 4th Ave,
Mineral Wells, TX 76067

Phone: (817) 602-7382

GPISD Florence Hill
4213 S Robinson Rd
Grand Prairie, TX 75052

Collected: **July 10, 2025**
Received: **July 11, 2025**
Reported: **July 11, 2025**

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 2 samples by FedEx in good condition for this project on July 11th, 2025.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. Information supplied by the customer can affect the validity of results. These results apply only to the samples as received. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

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This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial. In no event, shall Hayes Microbial or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of the use of these test results.

Steve Hayes, BSMT (ASCP)
Laboratory Director
Hayes Microbial Consulting, LLC.



EPA Laboratory ID: VA01419



Lab ID: #188863



DPH License: #PH-0198

Sample Number*	1	GPISD-01			2	GPISD-02						
Sample Name*	Classroom 103			Baseline								
Sample Volume*	75 L			75 L								
Reporting Limit	13 spores/m³			13 spores/m³								
Background	2			2								
Fragments	ND			ND								
Organism	Raw Count	Count / m³	% of Total	Raw Count	Count / m³	% of Total						
Alternaria				17	230	3.1%						
Ascospores				14	190	2.5%						
Aspergillus Penicillium												
Basidiospores	4	53	100.0%	88	1200	15.9%						
Bipolaris Drechslera												
Cercospora				16	210	2.9%						
Chaetomium												
Cladosporium				406	5400	73.2%						
Curvularia				1	13	<1%						
Epicoccum												
Fusarium												
Memnoniella												
Myxomycetes				3	40	<1%						
Nigrospora				9	120	1.6%						
Pithomyces				1	13	<1%						
Stachybotrys												
Stemphylium												
Torula												
Ulocladium												
Total	4	53	100%	555	7416	100%						

Water Damage Indicator	Common Allergen	Slightly Higher than Baseline	Significantly Higher than Baseline	Ratio Abnormality
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* indicates data provided by the customer



Collected: Jul 10, 2025

Received: Jul 11, 2025

Reported: Jul 11, 2025

Project Analyst:
Andrew Shields,

Date:
07 - 11 - 2025

Reviewed By:
Ramesh Poluri, PhD

Date:
07 - 11 - 2025

Spore Trap Information

Reporting Limit	The Reporting Limit is the lowest number of spores that can be detected based on the total volume of the sample collected and the percentage of the slide that is counted. At Hayes Microbial, 100% of the slide is read so the LOD is based solely on the total volume. Raw spore counts that exceed 500 spores will be estimated.
Blanks	Results have not been corrected for field or laboratory blanks.
Background	The Background is the amount of debris that is present in the sample. This debris consists of skin cells, dirt, dust, pollen, drywall dust and other organic and non-organic matter. As the background density increases, the likelihood of spores, especially small spores such as those of Aspergillus and Penicillium may be obscured. The background is rated on a scale of 1 to 5 and each level is determined as follows: NBD: No background detected due to possible pump or cassette malfunction. Recollect sample. (Field Blanks will display NBD) 1 : <5% of field occluded. No spores will be uncountable. 2 : 5-25% of field occluded. 3 : 25-75% of field occluded. 4 : 75-90% of field occluded. 5 : >90% of field occluded. Suggested recollection of sample.
Fragments	Fragments are small pieces of fungal mycelium or spores. They are not identifiable as to type and when present in very large numbers, may indicate the presence of mold amplification.
Control Comparisons	There are no national standards for the numbers of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should not exceed those that are present outdoors at any given time. There will always be some mold spores present in "normal" indoor environments. The purpose of sampling and counting spores is to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore counts should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments.
Water Damage Indicator Common Allergen Slightly Higher than Baseline Significantly Higher than Baseline Ratio Abnormality	Blue: These molds are commonly seen in conditions of prolonged water intrusion and usually indicate a problem. Green: Although all molds are potential allergens, these are the most common allergens that may be found indoors. Orange: The spore count is slightly higher than the outside count and may or may not indicate a source of contamination. Red: The spore count is significantly higher than the baseline count and probably indicates a source of contamination. Violet: The types of spores found indoors should be similar to the ones that were identified in the baseline sample. Significant increases (more than 25%) in the ratio of a particular spore type may indicate the presence of abnormal levels of mold, even if the total number of spores of that type is lower in the indoor environment than it was outdoors.
Color Coding	Fungi that are present in indoor samples at levels lower than 200 per cubic meter are not color coded on the report, unless they are one of the water damage indicators.
Significant Figures	Raw counts and column totals may reflect more than 2 significant figures, but results should only be considered significant to 2 figures.

Analyte Descriptions

Alternaria	Habitat:	Commonly found outdoors in soil and decaying plants. Indoors, it is commonly found on window sills and other horizontal surfaces.
	Health Effects:	A common allergen and has been associated with hypersensitivity pneumonitis. Alternaria is capable of producing toxic metabolites which may be associated with disease in humans or animals. Occasionally an agent of onychomycosis, ulcerated cutaneous infection and chronic sinusitis, principally in the immunocompromised patient.
Ascospores	Habitat:	A large group consisting of more than 3000 species of fungi. Common plant pathogens and outdoor numbers become very high following rain. Most of the genera are indistinguishable by spore trap analysis and are combined on the report.
	Health Effects:	Health affects are poorly studied, but many are likely to be allergenic.
Basidiospores	Habitat:	A common group of Fungi that includes the mushrooms and bracket fungi. They are saprophytes and plant pathogens. In wet conditions they can cause structural damage to buildings.
	Health Effects:	Common allergens and are also associated with hypersensitivity pneumonitis.
Cercospora	Habitat:	Found on wood and decaying plant matter.
	Health Effects:	Health effects are poorly studied.
Cladosporium	Habitat:	One of the most common genera worldwide. Found in soil and plant debris and on the leaf surfaces of living plants. The outdoor numbers are lower in the winter and often relatively high in the summer, especially in high humidity. The outdoor numbers often spike in the late afternoon and evening. Indoors, it can be found growing on textiles, wood, sheetrock, moist window sills and in HVAC supply ducts.
	Health Effects:	A common allergen, producing more than 10 allergenic antigens and a common cause of hypersensitivity pneumonitis.
Curvularia	Habitat:	They exist in soil and plant debris, and are plant pathogens.
	Health Effects:	They are allergenic and a common cause of allergic fungal sinusitis. An occasional cause of human infection, including keratitis, sinusitis, onychomycosis, mycetoma, pneumonia, endocarditis and disseminated infection, primarily in the immunocompromised.

Analyte Descriptions

Myxomycetes	Habitat:	Found on decaying plant material and as a plant pathogen.
	Health Effects:	Some allergenic properties reported, but generally pose no health concerns to humans.
Nigrospora	Habitat:	Found on wood, soil and decaying plant matter.
	Health Effects:	Health effects are poorly studied.
Pithomyces	Habitat:	Common fungus isolated from soil, decaying plant material. Rarely found indoors.
	Health Effects:	Allergenic properties are poorly studied. No cases of infection in humans.

Analysis Report prepared for

KBM Environmental Consulting

1415 NW 4th Ave,
Mineral Wells, TX 76067

Phone: (817) 602-7382

GPISD Florence Hill
4213 S Robinson Rd.
Grand Prairie, TX 75052

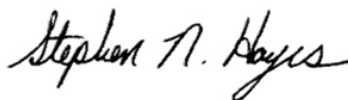
Collected: **July 3, 2025**
Received: **July 7, 2025**
Reported: **July 7, 2025**

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 2 samples by FedEx in good condition for this project on July 7th, 2025.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. Information supplied by the customer can affect the validity of results. These results apply only to the samples as received. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

All information provided to Hayes Microbial is confidential information relating to our customers and their clients. We will not disclose, copy, or distribute any information verbally or written, except to those designated by the customer(s). We take confidentiality very seriously. No changes to the distribution list will be made without the express consent of the customer.

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Fragments	ND			ND								
Organism	Raw Count	Count / m³	% of Total	Raw Count	Count / m³	% of Total						
Alternaria	1	13	<1%									
Ascospores	141	1900	67.8%	1	13	20.0%						
Aspergillus Penicillium												
Basidiospores	64	850	30.8%									
Bipolaris Drechslera												
Chaetomium												
Cladosporium	2	27	<1%	1	13	20.0%						
Curvularia												
Epicoccum												
Fusarium												
Memnoniella												
Myxomycetes												
Pithomyces												
Stachybotrys				3	40	60.0%						
Stemphylium												
Torula												
Ulocladium												
				</								

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	Health Effects:	A common allergen, producing more than 10 allergenic antigens and a common cause of hypersensitivity pneumonitis.
Stachybotrys	Habitat:	Commonly found in soil and on decaying plant material. It is cellulolytic, and can be found indoors on wet materials containing cellulose, such as wallboard, ceiling tile, and other paper-based materials. It is found outdoors on decaying plant material although it is rarely detected on outdoor air samples.
	Health Effects:	Allergenic properties are poorly studied and no cases of infection have been reported in humans. They do however produce potent tricothecene mycotoxins. The toxins produced by this fungus can suppress the immune system affecting the lymphoid tissue and the bone marrow. The mycotoxin is also reported to be a liver and kidney carcinogen.

APPENDIX B

CONSULTANT REPORT & PHOTOGRAPHS





Limited Post Corrective Action Verification Inspection Report ©

Prepared for

Grand Prairie Independent School District

Subject Property

Florence Hill Elementary School

4213 S. Robinson Road

Grand Prairie, Texas 75052

Inspection Results

Satisfactory

Inspection date:

July 10, 2025

SIGNATORY

*Managing Director
KBM Consulting, LLC
682.337.0906
admin@kbm-tx.com*

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The Client acknowledges that delivery of this report and/or work product constitutes full and complete performance by KBM Environmental Consulting, LLC ("KBMC") of its contractual obligations under the engagement. Accordingly, the Client agrees and affirms that payment for said services is immediately due in accordance with the terms outlined herein.

Any services requested in addition to the original engagement—whether by the Client, Client representative, insurer, legal counsel, contractor, or any third-party representative—shall be considered separate and billable services. These services include, but are not limited to: re-inspections, supplemental site visits, post-remediation verification surveys ("clearances"), data reviews, teleconferences, file reviews, or any additional work product. Unless prior written notification expressly prohibiting such services is received by KBMC, all such services are deemed authorized by the Client and fully payable by the Client at standard KBMC rates.

Notice: The protocol set forth in this report expires 30 calendar days from issuance. Delay in remediation may result in progressive damage, including but not limited to, continued moisture intrusion and microbial growth.

Terms of Payment and Billing Structure

Payment is due within 30 days of the invoice date. Delayed billing does not constitute a waiver of payment terms or fees. Credit card payments are subject to a 5% administrative surcharge. Late or unpaid invoices shall be subject to the following consequences:

- Re-invoicing every 30 days with a \$85 rebilling fee per cycle.
- Interest of 21% per annum applied to all past-due balances beyond 30 days.
- Accounts past due by more than 60 days are subject to lien action on the serviced property at a minimum fee of \$2100.00, payable by the Client.
- Accounts past due beyond 90 days shall be considered in default and forwarded to third-party collections.
- Client-directed third-party billing (e.g., insurance carriers or contractors) does not alter the Client's financial responsibility. All legal, collection, lien, attorney, administrative, and rebilling fees incurred by KBMC due to delinquency are fully payable by the Client.

Supplemental Services and Legal Involvement

All labor or services requested beyond the initial scope—such as clearances, additional reports, invoice negotiations, or discussions with insurance carriers—are billable to the Client. Engagement with legal professionals, attorneys, or any legal proceeding shall be billed at KBMC's prevailing legal service rates, regardless of whether KBMC is designated as an expert witness. These rates apply without exception and include minimum charge thresholds.

Acceptance and Dispute Policy

The Client agrees that acceptance or use of the report, in whole or in part, by the Client or their agent constitutes full and binding acceptance of all service deliverables, report content, terms, and billing obligations ("Service Items"). Client disputes must be submitted in writing to KBMC within 72 hours of report issuance or service completion. Absence of a written dispute within this timeframe shall constitute unconditional acceptance of the Service Items and an irrevocable waiver of dispute rights. Dissemination of this report to third parties—regardless of medium (verbal, written, electronic)—voids any right to dispute and affirms the Client's acceptance of all associated terms, including payment obligations.

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This report relies on the accuracy of information provided by the Client and third parties. KBMC is not responsible for omissions, concealments, or inaccuracies in such information. Additional findings may arise with further information or analysis. KBMC makes no warranty concerning areas beyond the inspection scope. The presence of additional environmental hazards (e.g., asbestos, lead, bacteria, mold) may not have been assessed unless expressly noted. Regulatory and industry guideline interpretations reflect KBMC's knowledge and experience at the time of issuance. Such interpretations may differ between professionals and are subject to future revisions.

Limitation of Liability and Severability Clause

In the event of legal determination of liability by a court, tribunal, or arbitrator, the total liability of KBM Environmental Consulting, LLC, if any, shall not exceed the amount paid for the services rendered under this engagement or \$1,000—whichever is greater. If any provision of this Agreement is deemed unenforceable, the remainder of the provisions shall remain valid and enforceable to the fullest extent permitted by law.

1.0 - GENERAL BACKGROUND

1.1 Inspection Introduction

Client engaged and directed KBM Consulting, LLC of Texas to conduct a Limited Post Corrective Action Verification Inspection at Subject Property (as listed on cover page). The Inspection areas as defined and limited by Client consisted of readily observable and readily accessible areas at the Subject Property as identified below:

- **Diagramed Areas:** Client engaged KBMC to perform post corrective verification inspection actions within attached diagramed areas only as deemed readily observable and accessible by KBMC personnel. Areas deemed not readily observable or that were deemed inaccessible by KBMC personnel were not inspected during the Inspection and as such KBMC is not rendering opinion about such areas or their potential impact to or relation to inspected areas. A listing of areas deemed not readily observable or that were deemed inaccessible by KBMC personnel can be provided at request.

Client is advised no opinion is being rendered within this report or by KBMC about any areas other than the above listed Inspection areas or about any area within the above listed Inspection areas not considered by KBMC personnel to be readily visible or accessible either through report definition or KBMC personnel opinion.

The Inspection was performed in accordance to the agreed upon Service Payment Statement, Copyright and Intellectual Property Statement, and Limited Post Corrective Action Verification Inspection Report Reliance and Warranty Statement incorporated into pages two and three of this document and when available a separate work authorization and/or service agreement.

KBMC was requested to perform the engaged services at the direction of the Client. In the event the requesting party is other than Client, it is understood by KBMC that services are at Client's request and that communications, including establishment of engagement scope and associated sampling parameters, have been at Client directives and approved by Client by way of requesting party. In the event the scope of services varies to that of Client directives, or that additional services are requested by KBMC, including that of supplemental sampling, Client is to contact KBMC prior to report reliance or distribution.

1.2 Inspection Objective and Inspection Methodology

KBMC's Inspection was completed in an attempt to identify if areas of water damage restoration and/or microbial remediation where "satisfactory" completed to address prior identified issues in accordance with ANSI-IICRC S500, IICRC S520 or other preliminary established restoration and/or microbial remediation requirements or potential standard deviations as agreed upon by Client and work performing parties. Based on engagement KBMC was retained to perform the following post corrective action verification inspection:

- **Post Microbial Remediation Verification Inspection**

The engaged Inspection included the following services only as engaged by Client:

- Inspection area assessment through visual inspection and surface sample collection utilizing ATP, surface and/or air sample collection.

The engaged Inspection service was performed in a manner, based on decision criteria, to prove the following hypothesis or hypotheses:

- ANSI-IICRC S500 C3: Water damage restoration actions were performed by site parties to address known ANSI-IICRC S500 Category 3 water impact issues with regards to elevated moisture and potential bacterial and other contaminate concerns within readily observable and readily accessible Inspection areas as defined within this work product.
- IICRC S520 C3: Microbial remediation actions were performed by site parties to address prior readily observable IICRC S520 Condition 3 (visible mold) issues within readily observable and readily accessible Inspection areas as defined within this work product.

Testing of the above, or conclusion section stated, hypothesis is completed to show the hypothesis statement is "true" (or likely "true") and permit KBMC to issue the opinion that work as completed by the site contracting party in a manner that is "Satisfactory" to believe that "No Further Action" is required and the Subject Property can undergo restoration the Subject Property to a pre-loss or pre-action condition within the Inspection Areas.

Decision criteria to test the hypothesis is based on a visual inspection and when appropriately engaged surface cleanliness sampling and/or air-based particle sampling, to confirm general compliance the below criteria items at the time of the Inspection to determine the "Satisfactory" dry-down and cleaning of exposed surfaces to published industry guidelines as referenced in this document and to support visual observations of KBMC perceived "cleanliness". In the event the below decision criteria is not met, the presented hypothesis is

deemed “false” (or likely “false”) in which case the work completed is deemed “Not Satisfactory” indicating “Further Action” is required. The applied decision criteria used in this Inspection for document conclusions were, at a minimum, as follows:

- The Inspection area is to be prepared in a manner to allow visual observation, documenting and when required sampling.
- The Inspection area is to display adherence to ANSI-IICRC S500 and IICRC S520 standards at the time of the Inspection based on completed work actions.
- The Inspection area is to comply with KBMC's or other established party's directed actions and supplemental guidelines when provided.
- The Inspection area is to be free of readily visible mold growth and potential bacteria concerns based on completed work actions.
- The Inspection area is to be free of readily exposed insulative products.
- The Inspection area is to be free of readily observed dust or debris.
- The Inspection area exposed, and measurable surfaces are to maintain building material moisture below dry standard or accepted percentages, wood <15%; drywall <0.5.
- The Inspection area exposed surfaces, presented as "clean" by site work party or through engagement, conform to ATP collected surface samples in a manner to support displayed surfaces are relatively free of detectable organic material, <50 relative light units (RLU).
- The Inspection area air samples present "satisfactory" comparisons with regards to mold colony fragments to that of collected exterior control and/or interior reference samples or like comparison to historical collected area or state reference samples provided statistical significance considerations and that of sample considerations. Evaluation samples with variances at or greater than .5 magnitude are considered "not satisfactory". Evaluation samples with variances less than .5 magnitude are assessed based on fragment type and distribution as are evaluation samples that are presented to be "like" or less than the comparative samples. Additional sample evaluation considerations are available at request.
- The Inspection area laser particle samples present "satisfactory" comparisons with regards to identified in-air particulate to that of collected exterior control and/or interior reference samples. Evaluation samples with variances at or greater than .5 magnitude are considered "not satisfactory". Evaluation samples with variances less than .5 magnitude are assessed based on fragment type and distribution as are evaluation samples that are presented to be "like" or less than the comparative samples. Additional sample evaluation considerations are available at request.

When the above decision criteria are fulfilled, KBMC opines the stated hypothesis has been proven “true” based on the criteria listed and the work completed by the contractor within the Inspection Area was performed in a “Satisfactory” manner to address prior identified and Inspection area engaged review issues.

Client is advised indoor environments can contain a complex mixture of live (viable) and dead (non-viable) microorganisms, fragments thereof, toxins, allergens, microbial volatile organic compounds (MVOCs), volatile organic compounds (VOCs) and other chemicals. It is not the function of KBMC's Inspection, this report or any kind of limited sampling performed by KBMC to take the place of a comprehensive indoor air quality investigation within the Subject Property or to determine the potential impact the Subject Property or Client defined areas may or may not have on surrounding areas, properties, contents or Subject Property occupants.

As a general practice KBMC attempts to align the Inspection with the following documents when document components are available to KBMC, and inclusion is permitted under engagement to KBMC at time of Inspection:

- ANSI-IICRC S500: Standard for Professional Water Damage Restoration
- ANSI-IICRC S520: Standard and Reference Guide for Professional Mold Remediation
- Post-Remediation Testing and Verification for Mold and Bacteria, Risk Based Levels of Cleanliness Assurance, 4th Edition (OEHCS, Brandys, 2011)
- ACGIH: Guidelines for the Assessment of Bioaerosols in the Indoor Environment and Bioaerosols: Assessment and Control
- ASTM D7338-10: Standard Guide for Assessment of Fungal Growth in Buildings
- ASTM E2418-06: Standard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings, Baseline Inspection Process

It is possible provided site conditions or engagement KBMC may use a blend of these documents, or documents independently, as well as KBMC personnel experience and may incorporate other industry reference documents, including though not limited to those published by US Environmental Protection Agency, Occupational Safety and Health Administration, National Institute for Occupational Safety and Health, National Institute of Health, ASHRAE, US Department of Defense (UFGS 02 85 00.02), various state or municipality documents such as those released by California, City of New York, Texas as well as other industry documents supported by American Industrial Hygiene Association, Institute of Inspection Cleaning and Restoration Certification, Restoration Industry Association, Occupational and Environmental Health Consulting Services, National Air Ducts Cleaners Association and other references and

documents so stated within the above work products. Other potential industry reference documents not referenced within this report though relied upon herein or by way of KBMC experience are available upon request.

Texas Statement: Texas inspections and work product production are intended to adhere to the Texas Department of State Health Services (TDSHS) Texas Mold Assessment and Remediation Rules, effective May 16, 2004, and amended May 20, 2007.

In the event any form of sampling is requested and not noted within this report, including though not limited to air sampling for mold colony fragments, mold surface sampling for mold or bacteria type identification, asbestos sampling and/or lead based paint sampling please contact KBMC to perform such sampling prior to any report reliance or distribution. The decisions and conclusions herein have been promulgated absent all non-report listed sampling. Additional Inspection sampling may alter report findings and conclusions and impact the site action plan. KBMC can provide supplemental sampling services at request and for an additional service fee.

Additional Inspection sampling may alter report findings and conclusions and impact the site action plan. Requested supplemental inspection, site visit and/or sampling services are considered separate engaged actions are subject to additional service fees.

1.3 Inspection General Information

Additional Subject Property information provided to KBMC and considered during the Inspection and in the production of this document was as follows:

- No Additional Information: Additional Inspection information outside that noted in this report was not provided to KBMC nor considered by KBMC during the Inspection or in the production of this report, its conclusions, opinions, or suggestive actions.

No Contents Evaluated: KBMC did not evaluate content items (personal property) within this the Subject Property or within Inspection areas nor were such items considered under KBMC engagement with regards to work product unless specifically referenced within this report in Section 1.1. KBMC advises Client and site work parties all content items previously located within Inspection areas, currently within Inspection areas or within the Subject Property may present as an exposure issue and should be considered for cleaning or address per applicable ANSI-IICRC S500 or IICRC S520 standards. If content review or content site action recommendations are required or requested, please contact KBMC. KBMC assumes no liability for actions related to the review, address, or lack of address of content items.

Information not presented in Section 1.3 was not considered by KBMC during the Inspection or production of this report. If additional information is to be considered, please contact KBMC prior to any Subject Property actions or document reliance as considerations and conclusions may alter negating document reported findings.

2.0 - CONCLUSIONS

2.1 Conclusion Statement

Provided KBMC's observed Subject Property findings, KBMC opines the following:

- **True: The hypothesis or hypotheses stated within this work product (Section 1.2) have been deemed "true" provided presented decision criteria and as such KBMC opines site actions completed are "satisfactory" subject to the limitations and supplemental requirements stated within this work product. Please refer to Section 3.0 for additional site action requirements.**

2.3 Additional Inspection Conclusion Statements

Additionally, KBMC opines the following with respect to the completed Inspection and the Subject Property findings:

- No Additional Conclusions: KBMC is not rendering additional Inspection opinions or Inspection conclusions outside those presented within this report at this time.

In the event site parties have questions or concerns about inspection conclusions, recommendations, guidelines or the lack of any conclusions, recommendations, or guidelines KBMC should be contacted prior to any corrective work onset, report reliance or report distribution.

3.0 - LIMITED POST INSPECTION CORRECTIVE ACTION REQUIREMENTS

3.1 Site Specific Post Inspection Requirements

Provided Inspection findings, within Client defined Inspection areas, KBMC opines the following:

- No specific post inspection actions required.

3.3 General Post Inspection Recommendations

In addition to completing any Section 3.1 requirements the following items are to be completed provided completed site actions and observed Inspection conditions:

Containment barrier: After "satisfactory" post verification survey it is advised containment barriers remain in-place to contain dust generated by reconstruction. HEPA exhaust filtering and decontamination chamber systems do not to remain in-place unless health sensitive occupancy is identified.

Source action: Confirm microbial contaminant source or water source has been identified, evaluated, and corrected by qualified party.

Vapor barrier: Confirm work area or exposed water and vapor barrier systems are intact, repaired when required and functioning correctly by qualified party.

Contaminant address: Confirm all building products presenting mold and bacterial issues were identified and corrected throughout the Subject Property.

Failure to complete items listed within Section 3.1 or Section 3.2 can result in a return of microbial conditions Inspection Areas, or other Subject Property areas, may create exposure issues related to Subject Property occupancy and voids all KBMC services and findings reported herein this document releasing of any Subject Property liability as related to KBMC work product regardless of cause or impact condition when potentially related to non-completed directed actions.

Document Submission: KBMC requires submission of above completion documentation to KBMC for file documentation purposes and KBMC review prior to Subject Property re-occupancy or final determination of "satisfactory" work action completion.

4.0 – COLLECTED SURVEY DATA

4.1 Survey Collected Sample Data

Provided Subject Property conditions and Client engagement KBMC collected the following microbial, laser particle and/or general air quality sample data during the Inspection:

4.1.1 Collected Microbial Sample Data

"Satisfactory" deemed microbial sample data was collected. The sample data, as collected by KBMC, supports that at the time of sampling, within the areas of sample collection, the sample data was deemed "satisfactory" or "comparable" to control, reference and/or historical sample data. This does not mean in the presence of readily observable microbial growth or in the absence of data to the contrary that the Subject Property and more specifically the sample areas are free of potential microbial exposure issues. Sampling analysis is related to the date, time, and conditions of the sample collection. Please refer to report or attachments for specific sample data.

Sample ID	Sample location	Sample type	RLU	Sample results
01	Classroom 103	AOC	N/A	Satisfactory
02	Outdoors	AOC	N/A	Baseline

ATP Data Analysis. ATP data is reported based on three levels of detection: Satisfactory <50 RLU; Acceptable <100 RLU; and Not Satisfactory >101 RLU. Samples listed as "Not Satisfactory" will usually require re-testing whereas samples deemed "Acceptable" will be subject to re-test at KBMC discretion.

4.2 Sample Collection Statement

Microbial conditions, both fungal and bacterial, alter frequently within a given area or with a structure and as such within the Inspection areas stated within this document. Exterior conditions, including that of weather variances, and interior living conditions stemming from occupancy, product use, property maintenance and other interior factors can alter finding of a particular time and place to that of another significantly and of a magnitude or greater. Generally, and widely accepted standards within the United States do not exist with regards to sample methodology and sample interpretations as related to IAQ or that of IAQ comparative data. In the absence of mandatory federal or state permissible exposure limits, the user of this document must determine the appropriateness and applicability of the Inspection and this document report as stated within to the given situation and their personal health conditions or objectives. This may require further consultation with KBMC, supplemental sampling such as indoor microbial based air sampling or consultation with medical professionals. Identification of the presence of a particular microbial contaminate, including that of a particulate fungal fragment in an indoor environment does not necessarily mean that the building occupants are or are not exposed to contaminate, its byproducts or specific occupancy is exposure sensitive to the contaminate or its byproducts.

KBMC advises Client sample results considered "atypical", "elevated" or "not satisfactory" or sample results considered "normal", "non-elevated" or "satisfactory" are not a guarantee or assurance that such a labeled condition exists provided sampling supports numerous variables and, in most cases, fails to provide statistical significance within sampling areas based on industry standard engagements and sampling practices.

According to the United States Environmental Protection Agency (USEPA):

"A number of pitfalls may be encountered when conducting sampling. An inadequate number of samples may be taken, there may be inconsistency in sampling site actions, the sampler may become contaminated, outdoor control samples may be omitted, and you may incur costs for unneeded or inappropriate samples. Budget constraints will often be a consideration when sampling; professional advice may be necessary to determine if it is possible to take sufficient samples to characterize a problem in a given budget. If it is not possible to sample properly, with a sufficient number of samples to answer the question(s) posed, it would be preferable not to sample. Inadequate sample plans may generate misleading, confusing, and useless results".

KBMC, in some instances, may be asked to render expert opinions, suggestions or recommendations based on invalid statistical data, incomplete information or intentionally misleading information. Client is advised such opinions, suggestions or recommendations carry extreme limitations in use and reliance and may at times exacerbate Subject Property conditions or create false or inaccurate Subject Property assumptions and reliance as may the limited analysis of any collected samples. According to the American Conference of Industrial Hygienist (ACGIH):

"Failure to find a biological agent or related environmental condition (through sampling) is not absolute insurance of their absence or of exposure and risk. However, such findings may make absence more probable than presence and may be used to support that the environment presents conditions of acceptable risk. Investigators can never definitively conclude or prove that an environment is "safe" and presents no risk of exposure to biological agents. Data can be collected that document apparent absence of specific hazards, but the requirements for data quality to reach this conclusion are stringent".

If questions exist about any Survey data, or the absence of data, please contact KBMC prior to any site action, report reliance or report usage. Laboratory analyzed data when listed below will be supplemented by actual laboratory analysis sheets attached to this report.

5.0 – DISCLAIMER STATEMENT

The results, findings, conclusions, and recommendations expressed in this document are based only on conditions noted during the Inspection as noted and identified within this document. Sampling was completed per agreed engagement or as outlined within this document, including that within the Limited Post Corrective Action Verification Inspection Report Reliance and Warranty Statement.

This document is for the sole benefit of Client and is designed to aid Client in determining if site actions within Inspection areas were "satisfactory" completed to the decision criteria and limitations as stated within this work product. This noted, Client accept microbial sampling and the associated Inspection can present false negatives and false positives, that Inspection Conditions can be under reported or over reported and that microbial contamination issues are not uniformly disturbed throughout a building, within the Inspection areas or within air quality, especially when time and site occupancy are considered. KBMC cannot guarantee that the areas sampled or inspected are exactly as represented throughout the sampled or inspected area or that the identified conditions, or lack of identified conditions is represented of other Subject Property areas. The study and understanding of microbial contaminants and their potential exposure and sampling, especially that of fungal contamination or fungal fragments and their byproducts, is a progressing science and

multiple documents by varied agencies and organizations have been published that vary as to confirmation of exposure evaluation though documents generally, agree as to the visual and surface indicators of contamination as applied and referenced in this document.

Determinations of “Satisfactory” site action or sample results considered “satisfactory” or “not satisfactory” are not a guarantee or assurance that such a labeled condition exists provided the scope of Inspection, Subject Property changing conditions or the sample collection methodology. The inspection completed by KBMC is not technically exhaustive, does not assess certain exposure conditions or routes and based on engagement and cost parameters does not prove site conditions to a scientific certainty through statistical significance applications and as such in all cases. Regardless, KBMC is asked by Client and site parties to render a professional opinion which is provided in this document based on stated limitations, promulgated on incomplete data, and limited engagement scope which can present as misleading to KBMC or Client for opinion purposes. Client is advised such opinions, suggestions or recommendations carry extreme limitations in use and reliance and may at times create false or inaccurate Subject Property assumptions pertaining to the Inspection and the Subject Property. Please contact KBMC if you have questions or concerns about this “assumption” conclusion process prior to further site action or document reliance.

Comments and opinions made with regards to potential water source or microbial impact source, even when engaged, are casual in nature and require confirmation of such comments and opinions by a qualified third party or appropriately licensed contractor. KBMC will not assume responsibility for or liability as a result of failure to identify or confirm water or contaminant source, to restore any building products or to advise Client or any party about such potential sources or source related impact issues regardless if readily identifiable or cause.

Client is advised the determination the Subject Property or Inspection Areas support “no elevated moisture” or “no microbial contamination” is neither feasible nor practical and as such no company can make such a statement based on the KBMC completed inspection or any type of limited inspection. Client is advised that neither KBMC nor any company can guarantee all potential contamination was identified at the Subject Property during the completed inspection. It is also possible identified potential contaminated areas may not be noted in this report or may fall outside KBMC’s engagement or areas of listed inspection.

KBMC, in some instances, may be asked to render opinions, suggestions or recommendations based on invalid statistical data, incomplete information or intentionally misleading information. Client is advised such opinions, suggestions or recommendations carry extreme limitations in use and reliance and may at times exacerbate Subject Property conditions, create false or inaccurate Subject Property assumptions and reliance, or may result in breaches in federal, state and/or local regulations. Implementation or use of the recommendations, findings, or conclusions from the Inspection or within this document in no way assures the elimination of present or future liability of fulfillment of the property owner’s or Client’s obligation under any federal, state, or local law.

KBMC’s professional services have been performed, its findings obtained, and this document prepared in accordance with customary principles and practices associated with like professional work and does not carry any other guarantee. This statement is in lieu of other statements either expressed or implied. Please refer to document opening statements with regards to Inspection and document limitations that apply to KBMC services and this document.

KBMC shall not have any liability with respect to Client’s decisions or recommendations made or actions taken by the Client, its subsidiaries, contractors or any other related or affiliated third party, based on the findings of any KBMC published work product or this document outside that stated herein. If questions arise about any Inspection, any work product, this document, or the agreed engagement as represented herein contact KBMC immediately and prior to any document reliance or site action.

At this time, unfortunately, no agency in the United States has established recommended airborne levels of culturable mold spore or total mold spore levels or mold growth exposure levels though a number of United States agencies and industry groups have produced assessment and remediation guidelines or standards. This is understood that in the presence of favorable conditions mold and other microbial conditions can proliferate rapidly producing potential adverse conditions. This noted it is generally accepted that molds are allergenic and asthmatic triggers though there is disagreement over the potential extent, if any, that mold may be infectious or toxic. It is for this reason that the assessment of structure for mold contamination and the interpretation of sampling data may at times be difficult at best and in the absence of United States’ based standards KBMC may rely on foreign agency standards (Canada, multiple European Union countries, etc.) to provide comment and conclusions related to the inspection and site sampling. With this in mind the Client and users of this report must determine the appropriateness and applicability of this report given the situation, lack of United State agency standards and their personal considerations.

KBMC shall not have any liability with respect to Client’s decisions or recommendations made or actions taken by the Client, its subsidiaries, contractors or any other related or affiliated third party, based on the findings of any KBMC published work product or this document outside that stated herein. If questions arise about any Inspection, any work product, this document, or the agreed engagement as represented herein contact KBMC immediately and prior to any document reliance or site action.

KBMC is not licensed as a medical professional nor are any of KBMC’s personnel. Neither KBMC performed inspections nor any KBMC work product is meant to be a health evaluation, a health assessment, any form of medical opinion or any type of health risk analysis. KBMC or those representing KBMC bear no responsibility, regardless of cause, for the actual condition of the structure or

safety of a site pertaining to Indoor Air Quality (IAQ) contamination regardless of the actions taken by the Client. A licensed Medical Doctor should be consulted for medical opinions regarding the information collected during the assessment or presented within this report. KBMC will make no comment with regards to, nor is KBMC responsible to provide comments with regards to Subject Property or surrounding property's, air quality or conditions with regards to occupancy or habitability.

A material clause of this contract is that it is mutually agreed between KBMC and Client that as a closely held corporation, KBMC expends significant capital in the acquisition and retention of clientele requiring KBMC's industry-leading services. If, in the sole determination of KBMC, Client or Client's agent posts a negative review, opinion, summary, or any writing whatsoever, on any internet site, review page, newspaper, column, blog, or social media, of any sort, it is agreed that from the compensation otherwise to be paid to KBMC, that amount shall increase by an number of liquidated damages of \$1,200.00. The Client may be given the opportunity to cure the negative post referenced above, at the sole discretion of KBMC. Since it is difficult to determine the amount of lost revenue that may be caused by the negative post referenced above, the amount of \$1,200.00 represents liquidated damages, and this sum is not a penalty, but rather the stipulated damage to KBMC directly and proximately caused by the actions of Client or Client's agent. Once the clause is enforced by KBMC, which must be done in writing, by certified mail, return receipt requested, Client has 21 days to make payment on the liquidated damages due. Failure to timely pay the damages may encumber real property, and subject the Client to collections actions, including but not limited to: Collections Actions, Lien Activity, Foreclosure, Lawsuits, and Attachment. Client is advised to consult an attorney with any legal questions related to this provision.

I hereby certify that I am responsible for the services described in this document. The services described in this document have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state, and local statutes, regulations, and ordinances.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Kristy Miller', is positioned below the 'Respectfully submitted,' text.

Kristy Miller, CIE, CMR, CRMI, TDHS MAC #1315. Exp 10/16/2025

Managing Director
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