



AWA Environmental

1860 White Oak Dr. #376

Houston, TX 77009

(713) 401-9751

www.awamoldinspections.com

Report for Client Bernice Dobesh

1150 County Road 14B, Hallettsville, TX

JOB #: 2767

Per your request, AWA Environmental has collected all appropriate information pertaining to the subject property and has successfully prepared and finalized a Mold Report. The assessment of the property was conducted on Friday, January 13, 2023 which included a visual assessment with direct samples being taken. Dry moisture staining will be distinguished from wet moisture stains by descriptions of active (above 20% WME) or inactive moisture stains.

Enclosed is our report which includes, appropriate site photographs, laboratory reports and analysis of the laboratory results from the samples collected during the inspection. If you have any questions concerning this report, please contact the home office with the number listed.

Home Office: (713) 401-9751

Respectfully Submitted,
Andrew Whitney



Purpose:

The purpose of the mold assessment was to determine the presence and extent of microbial growth and/or unusual moisture conditions in the building. The conclusions contained in this report are based on information obtained during the mold assessment, which included:

- ▶ Interviews of property representatives
- ▶ Visual observations
- ▶ A moisture survey
- ▶ Measurement of temperature and relative humidity
- ▶ Collection and laboratory analysis of direct samples

Assessment:

Client Name:	Bernice Dobesh
Inspector:	Andrew Whitney
Location Address:	1150 County Road 14B, Hallettsville TX. 77964
Inspection Date:	Friday, January 6, 2023
Time of Inspection:	11:00 AM
Outside Temperature:	56°
Outside Humidity:	44%
Outside Conditions:	Clear cool
Indoor Temperature:	66°
Indoor Humidity:	45%
# of air samples:	3
# of surface samples:	1

Professional Mold Remediation Recommended?

Yes



Interview

Client described visual microbial growth throughout household. First signs of visual microbial growth was 5 years ago. Home would undergo periods of sporadic AC usage during that time. Client contacted AWA Environmental for inspection and remediation planning.

Conclusion

Indoor air samples returned elevated spore counts for *Penicillium*/*Aspergillus*. Surface sample returned scattered spores. Extensive microbial growth k served throughout both floors. Due to the length of time (reported ~5 years) of intermittent AC usage and the total surface area exceeding 25 sqft. Professional mold remediation is strongly recommended.

Details

First floor

Elevated Moisture Levels	Visual Microbial Growth	Excessive Humidity	Water Damage
Yes	Yes	Yes	Yes

Observations

Visual microbial growth observed on most walls and ceilings throughout first floor. Water damage observed on corner wall of household with elevated moisture on baseboards.



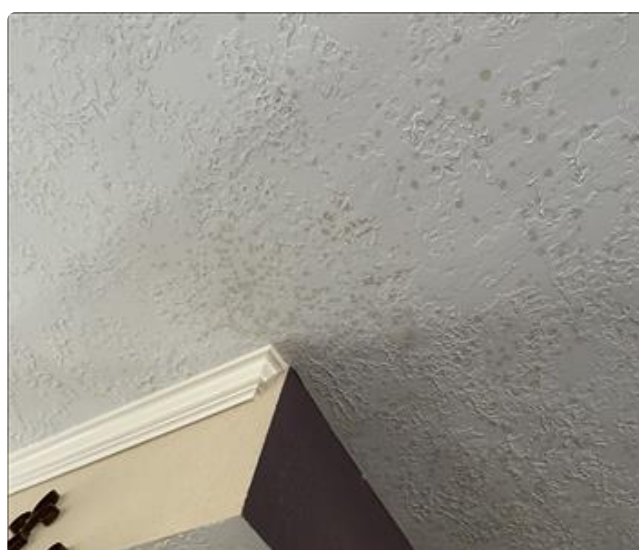
1st floor closet



Visual microbial growth.



Visual microbial growth



Visual microbial growth

Details

First floor



Visual microbial growth



Back bedroom



Air return vent first floor, visual microbial growth



Back bedroom visual microbial growth

Details

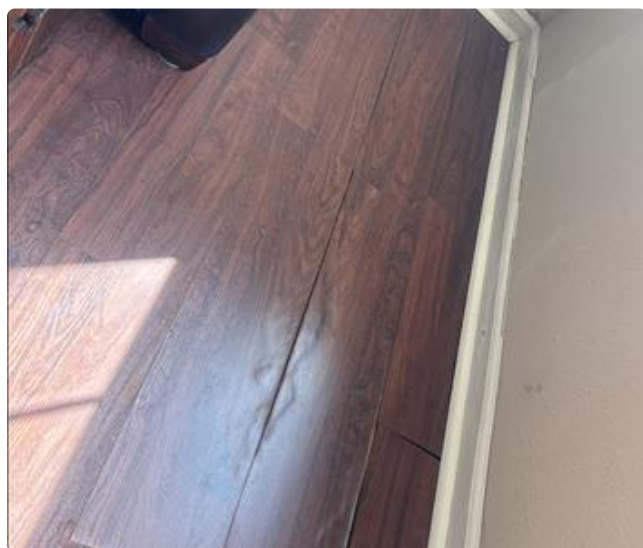
First floor



Air sample id with rh



Air sample taken



Water damage on floor



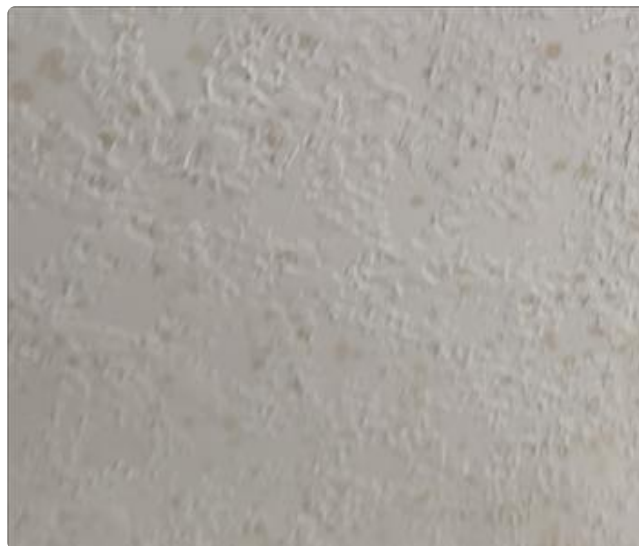
Elevated moisture reading

Details

First floor



Ceiling 1st floor, visual microbial growth



Ceiling 1st floor visual microbial growth

Details

2nd floor

Elevated Moisture Levels	Visual Microbial Growth	Excessive Humidity	Water Damage
No	Yes	No	No

Observations

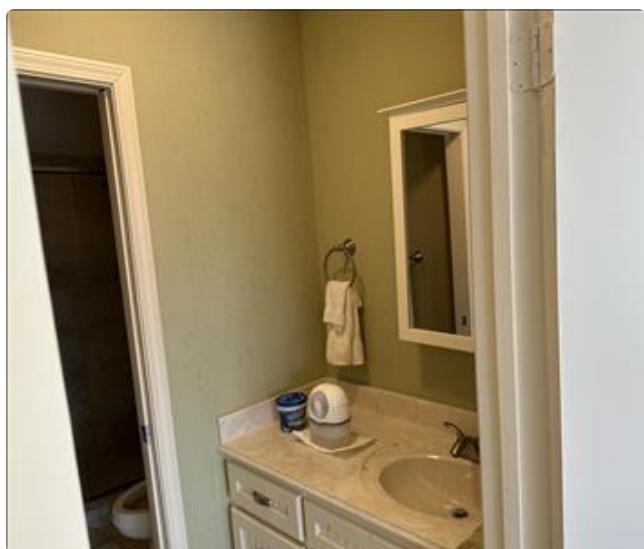
Extensive visual microbial growth observed throughout second floor. Surface sample taken in bathroom. Air sample taken in common room



Upper bedroom 1



Bedroom 1 closet



Upstairs bathroom



Visual microbial growth

Details

2nd floor



Surface sample taken



Previous water leak



Visual microbial growth



Upstairs bedroom 2

Details

2nd floor



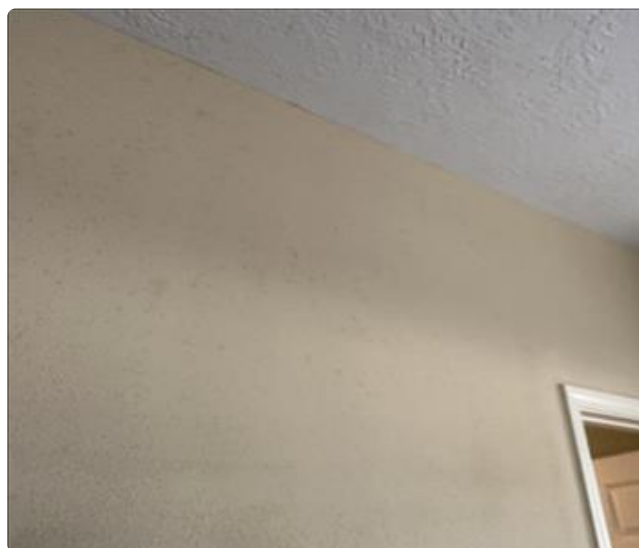
Bedroom 2 closet visual microbial growth



Visual microbial growth



Air sample id with rh



Visual microbial growth

Details

Attic

Elevated Moisture Levels	Visual Microbial Growth	Excessive Humidity	Water Damage
No	No	No	No

Observations

No signs of elevated moisture or visual microbial growth



AC unit



Limitations:

The visual inspection is limited to readily accessible areas only. We do not remove floor and wall coverings or move furniture, open walls or perform any type of destructive inspection, unless the client has signed a waiver. Certain structural areas are considered inaccessible and impractical to inspect including but not limited to: the interiors of walls an inaccessible areas below; areas beneath wood floors over concrete; areas concealed by floor coverings; and areasto which there is no access without defacing or tearing out lumber, masonry, roofing or finished workmanship; structures; portions of the attic concealed or made inaccessible by insulation, belongings, equipment or ducting; portions of the attic or roof cavity concealed due to inadequate crawl space; areas of the attic or crawl space made inaccessible due to construction; interiors of enclosed boxed eaves; portions of the sub area concealed or made inaccessible by ducting or insulation; enclosed bay windows; portions of the interior made inaccessible by furnishings; areas where locks prevented access; areas concealed by appliances; areas concealed by stored materials; and areas concealed by heavy vegetation. Note: there is no economically practical methodto make these areas accessible. However, they may be subject to attack by microbial organisms. No opinion is rendered concerning the conditions in these aforementioned or other inaccessible areas. Our findings and conclusions must be considered probabilities based upon professional judgment concerning the significance of the limited data gathered during the course of the investigation. You understand and agree that any claim(s) or complaint(s) arising out of or related to any alleged act or omission inconnection with the inspection shall be reported to us, in writing, within ten (10) business days of discovery. Unless there is an emergency condition, you agree to allow us a reasonable period of time to investigate the claim(s) or complaint(s) by, among other things, re-inspection before you, or anyone acting on your behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim. You understand and agree that any failure to timely notify us and allow adequate time to investigate as stated shall constitute a complete bar and waiver of any and all claims you may have against us related to the alleged act or omission unless otherwise prohibited by law. Any dispute arising from the Inspection and/or Report (unless based on payment of fee) shall be resolved by binding, non-appealable arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is familiar with the home inspection industry. Any legal action arising from the Inspection and/or Report, including (but not limited to) the arbitration proceeding, must be commenced within one (1) year from the date of the Report. Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights or claims based thereon. This time limitation period may be shorter than provided by state law. It is understood and agreed that we and the lab are not insurers and, that the inspection and report to be provided under this indemnification shall not be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item, or system at the subject property. You hereby release and exempt us, the lab and our respective agents and employees of and from all liability and responsibility for the cost of repairing or replacing property damage or personal injury of any nature. In the event that we, the lab or our respective agents or employees are found liable due to breach of contract, breach of warranty, negligent misrepresentation, negligent hiring or any other theory of liability, then the cumulative aggregate total liability of us, the lab and our respective agents and employeeesshall be limited to a sum equal to the amount of the fee paid by you for the inspection and report. You understand that the inspection is being performed (and the report is being prepared) for your sole, confidential and exclusive benefit and use. The report, or any portion thereof, is not intended to benefit any person not a party to this indemnification, including (but not limited to) the seller or the real estate agent(s) involved in the real estate transaction ("third party"). If you directly or indirectly allow or cause the report or any portion thereof to be disclosed or distributed to any third party, you agree to indemnify, defend, and hold us harmless for any claims or actions based on the inspection or the report brought by the third party. We do not warrant that the assessment requested would satisfy the dictates of, or provide a legal defense in connection with, environmental laws or regulations.