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MOLD ASSESSMENT

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02/11/2026

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SUMMARY

5
DEFICIENCY

1
ACTION NEEDED

1: INSPECTION INFORMATION

Information

General: Particulates Analysis Scope

Particulate analysis of air samples is a laboratory-based evaluation used to characterize airborne particulate matter collected from interior or exterior environments. Air samples are typically collected using calibrated sampling pumps that draw a measured volume of air through a collection medium, such as a spore trap or filter cassette, for subsequent microscopic examination.

The analysis focuses on identifying and characterizing the predominant types of airborne particulates present at the time of sampling. Common background particulates may include household dust, skin cells, textile fibers, soil particles, pollen, and combustion byproducts. The analysis also evaluates for the presence of atypical or condition-related particulates, such as construction debris, insulation fibers, mineral dusts, or insect fragments. Particle identification is based on morphology, size, color, surface texture, and optical characteristics observed under appropriate magnification.

Particulate analysis is qualitative to semi-quantitative in nature and is not intended to establish regulatory exposure limits or health risk thresholds. Results are interpreted by comparing the types and relative abundance of particulates observed to expected background conditions and, when applicable, to outdoor or reference samples. The findings are used to assess general indoor air quality conditions, identify potential particulate sources, and determine whether further investigation or remedial actions may be warranted.

General: Type of building

Single Family

General: Client concerns

Client is concerned of excessive mold, contamination due to prolonged roof leak from several years ago.

General: Health problems noted

Yes

General: Odor complaints

Yes

General: Previous leaks

Yes

General: Previous remediation

No

2: ASSESSMENT

Information

General: Information

A mold assessment normally includes the following:
Visual inspection and procedural assessment (nondestructive and non-invasive) focused on the discovery of signs of mold growth and moisture intrusion.
Use of a moisture meter and / or infrared camera to help locate areas of actively wet building materials and to test suspect areas

Relative Humidity Readings
Relative humidity (RI) readings were obtained from both the interior and exterior of the property. The RH was measured and recorded to determine the potential effect it may have on microbial amplification.
Guidance on RH in occupied buildings is provided by the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) in the ANSI/ASHRAE Standard 62-2001, Ventilation for Acceptable Indoor Air Quality. The RH in habitable spaces preferably should be maintained between 30% and 60% to minimize the growth of allergenic and pathogenic organisms (e.g., dust mites, fungi and associated mycotoxins).

Moisture Content Readings
A moisture meter was utilized on this project to measure the moisture content (MIC) of certain building materials (walls, ceilings, flooring, etc.) throughout the structure, especially areas suspect of water intrusion. Measurement and recording of MC is performed to detect building materials containing unacceptable levels of moisture. Fungal growth requires moisture, a food source, and fungal spores. Thus, wood and building materials that are continuously dry should not promote microbial growth. Construction materials with elevated MC are likely to promote fungal growth. It isrecommended that the source of moisture be located and corrected immediately.

Exterior: Exterior temperature

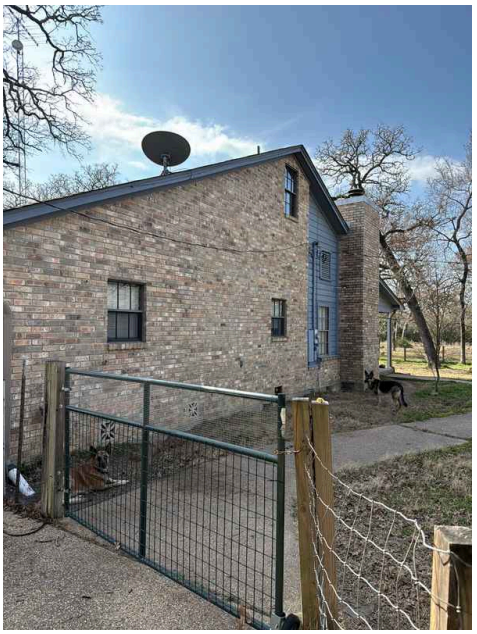
70 Degrees

Exterior: Exterior humidity

46 %

Exterior: General photos





Interior: Interior temperature

70 Degrees

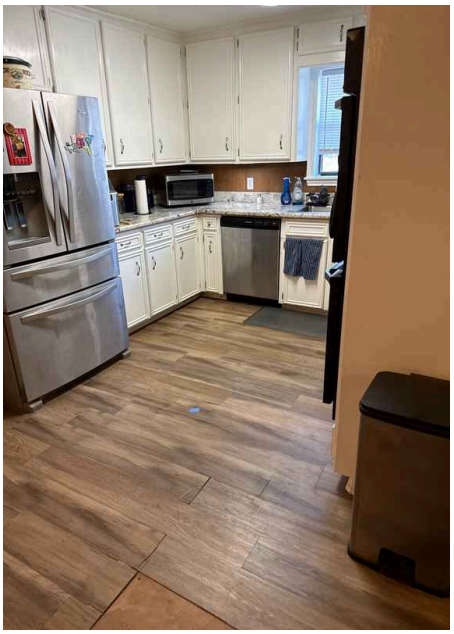
Interior: Interior humidity

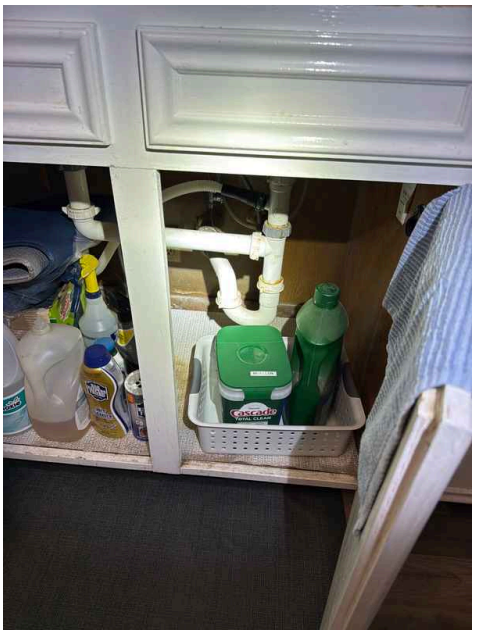
58 %

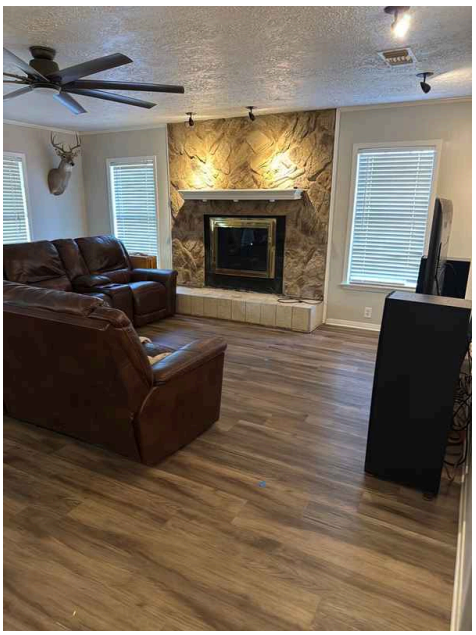
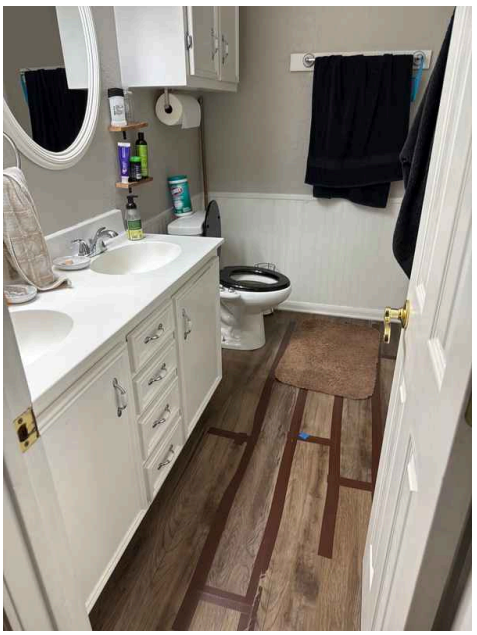
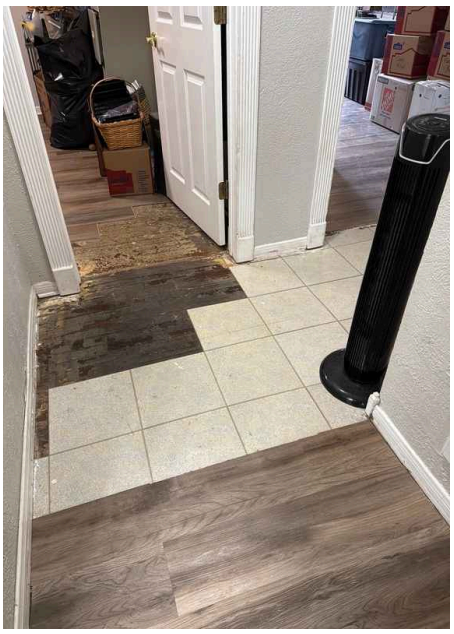
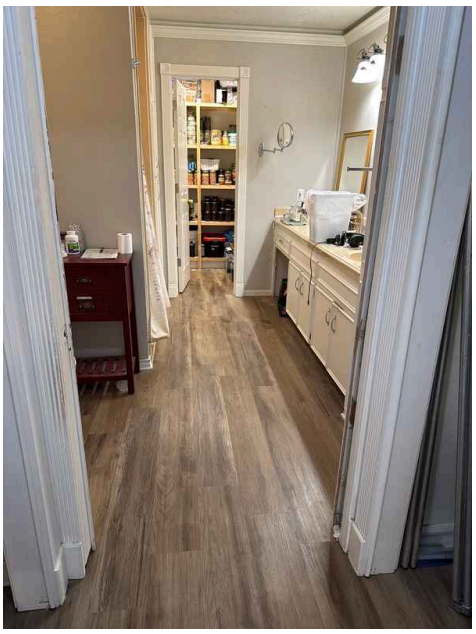
Interior: Note - Tubs and Showers

Since mold is commonly found in showers, we recommend routine cleaning with a mild bathroom cleaner. Always operate the vent fan when using the shower and for a few minutes afterward to reduce condensation that can cause mold growth. Wiping down the wet surfaces after showering can reduce the likelihood of mold growth in and around showers.

Interior: General photos





Alerts

2.2.1 Exterior

MOLD GROWTH NOTED

Action needed

MAJORITY OF THE CRAWLSPACE

Mold is present on a majority of the cross space, framing and subfloor. No excessive moisture was found in the crawlspace at the time of inspection. Due to the obvious signs of past leaking on interior flooring and ceiling, the moisture source appears to have been the past roof leaks. Water from the roof leaks was dispersed over a large area of the subfloor and was present for an extended period of time.

2.3.1 Interior

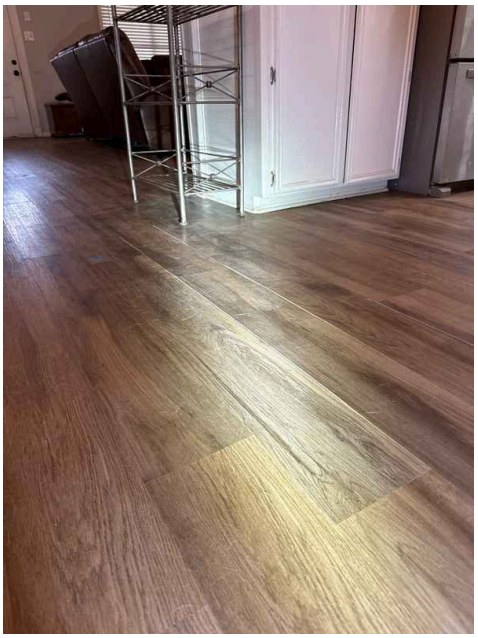
BUCKLED FLOORING

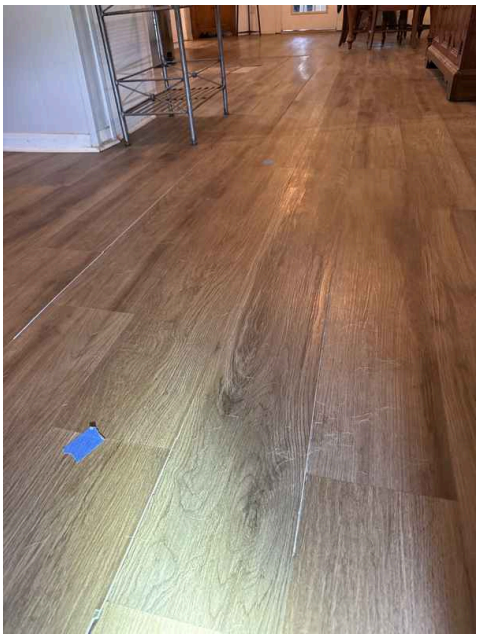
Deficiency

Floor coverings are buckled and loose throughout the house from previous water leaks.

Recommendation

Contact a qualified professional.





2.3.2 Interior

Deficiency

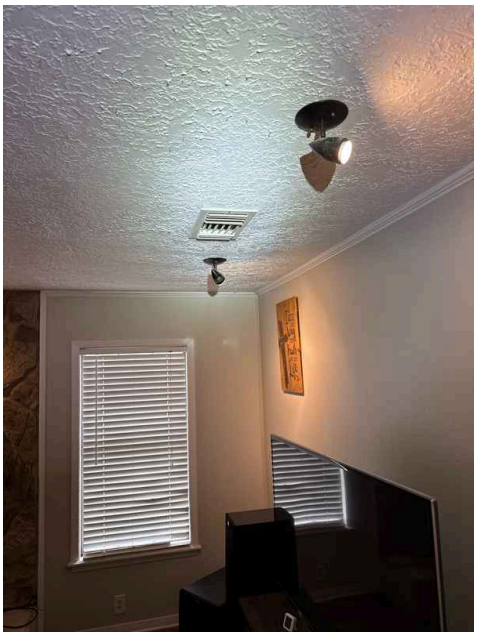
WATER DAMAGED DRYWALL

KITCHEN AND LIVING ROOM CEILINGS

Ceiling drywall is bowed from excessive moisture in multiple places. The moisture source appears to have be multiple roof leaks.

Recommendation

Contact a qualified professional.



2.5.1 Air Conditioning System

Deficiency

VISIBLE MOLD GROWTH NOTED IN AC PLENUM

During the inspection, visible mold growth was observed inside the AC supply plenum. The presence of mold in the HVAC system can negatively impact indoor air quality and may indicate excessive moisture, inadequate ventilation, or other underlying issues within the system. Mold growth within the supply plenum poses a potential health concern and may contribute to respiratory issues, allergic reactions, or other health-related problems.
Recommendation:
A licensed HVAC professional and/or mold remediation specialist should be consulted to assess the extent of contamination, identify the source of moisture intrusion, and properly remediate the affected area. Additionally, measures should be taken to prevent future mold growth, such as improving drainage, sealing duct leaks, and ensuring proper humidity control within the home.

3: SAMPLES

Information

Samples taken: Air sample procedures

During the mold inspection, air samples were collected to assess the presence and concentration of airborne particulates. This procedure involves using a calibrated air sampling pump with a spore trap cassette, which collects particles from the air over a set period. Samples are taken in areas of interest and all common areas.

Each sample was collected for a standardized time, allowing a specific volume of air to pass through the cassette. The spore trap captures particles, which are then analyzed under a microscope at a laboratory. This process helps determine the types and concentrations of particulates present in the sampled areas, allowing for an accurate assessment of indoor air quality concerns.

Samples taken: Surface sample procedures

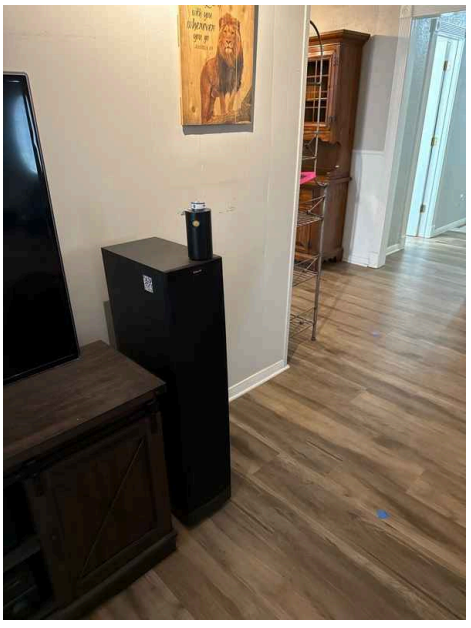
During the mold inspection, surface swab samples were collected to identify mold presence on specific surfaces. This process involves using a sterile swab to collect potential mold growth or residue from targeted areas, including locations with visible mold, discoloration, or areas suspected of moisture exposure.

Each sample was carefully taken by gently rubbing the swab over a standardized surface area, ensuring consistency across all samples. The swabs were then sealed and sent to a laboratory for microscopic analysis, where any mold species present could be identified. This method allows for precise identification of mold types on surfaces, aiding in the assessment of mold spread and in recommending appropriate remediation measures.

Samples taken: Air sample - Control

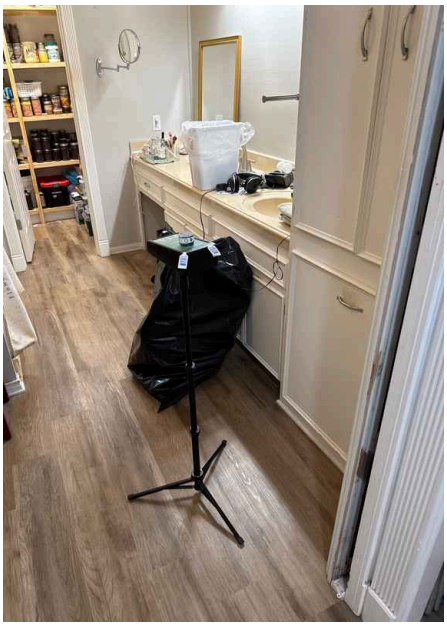
Samples taken: Air sample
kitchen

Samples taken: Air sample
living room

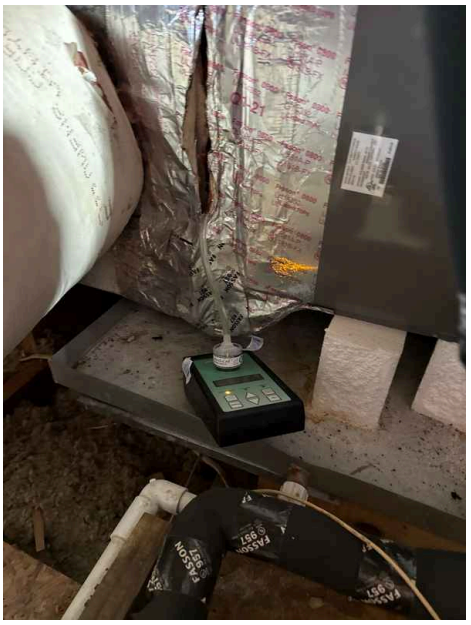


Samples taken: Air sample
master bathroom

Samples taken: Air sample
Secondary AC supply plenum



Samples taken: Air sample
Main AC unit plenum



Lab test results: Interpreting air sample results

Currently, there are no generally accepted standards or government regulations for normal or safe airborne mold spore exposure levels. Spore counts are compared to a baseline, outdoor sample. In general, indoors spore counts should be statistically similar to the outdoor counts and proportionally similar in terms of spore types.

- If the indoor results are **statistically similar** to the outdoor results, the airborne mold spore levels should be considered to be normal.
- When the airborne spore levels indoors or not statistically similar, the results may indicate an **indoor source** of mold, which is amplifying the airborne levels of one or more types of mold.
- If there are **water marker mold types (Stachybotrys, Chaetomium, Ulocladium, Fusarium, Scopulariopsis,and Memnoniella)** present in an indoor air sample, this is usually a clear indicator of a moisture and mold concern in the area tested.
- When the indoor levels of one particular type of mold are **significantly higher** than the outdoor levels of the same mold type, this is usually a **clear indicator** of a mold concern in the area tested and may indicate or confirm the presence of a hidden source of mold growth.

Lab test results: Surface Sample Information

Surface samples should be understood as either present or absent. It is not the amount of mold detected or not detected on a surface sample that indicates a concern, but whether or not mold growth is present. The EPA states that mold should not be growing inside a structure; therefore, when mold growth is found inside a structure, the goal should be to remove the mold and remedy the cause.

Alerts

3.2.1 Lab test results

Deficiency

EXCESSIVE MOLD DETECTED

MASTER BATHROOM

Elevated levels of mold spores have been detected in sampled areas, suggesting an active mold source that may be compromising indoor air quality, occupant health, and the integrity of building materials. High concentrations of specific mold types are often associated with moisture issues or inadequate ventilation, conditions that can promote mold growth on surfaces and within structural materials.

Impact on Building Materials: Mold growth on building materials, particularly porous materials like drywall, wood, and insulation, can lead to deterioration over time. As mold colonies grow, they can break down these materials, compromising their structural integrity and potentially resulting in costly repairs if not promptly addressed. Wood framing, floorboards, ceiling tiles, and wall panels may weaken, warp, or discolor due to persistent mold exposure, especially in areas with high humidity or poor ventilation. In addition, mold growth can produce stains, odors, and visible damage, affecting the aesthetics and value of the property.

Health Risks: Exposure to elevated mold levels can also pose health risks, particularly to individuals with respiratory conditions, allergies, weakened immune systems, or mold sensitivities. Symptoms may include respiratory irritation, coughing, eye irritation, skin rashes, and other allergic reactions. Long-term exposure to high mold levels can exacerbate asthma and lead to more serious respiratory or immune responses in susceptible individuals.

Recommended Actions: Prompt remediation is advised to address the elevated mold levels and to prevent further damage to building materials. A thorough assessment by a professional mold remediation team can help identify and eliminate the underlying moisture source, remove contaminated materials, and restore indoor air quality to a safe and acceptable level. Until remediation is complete, consider restricting access to affected areas to reduce exposure risk and prevent further contamination of unaffected areas.

Recommendation

Contact a qualified mold remediation contractor

3.2.2 Lab test results

Deficiency

MOLD PRESENT ON SURFACE

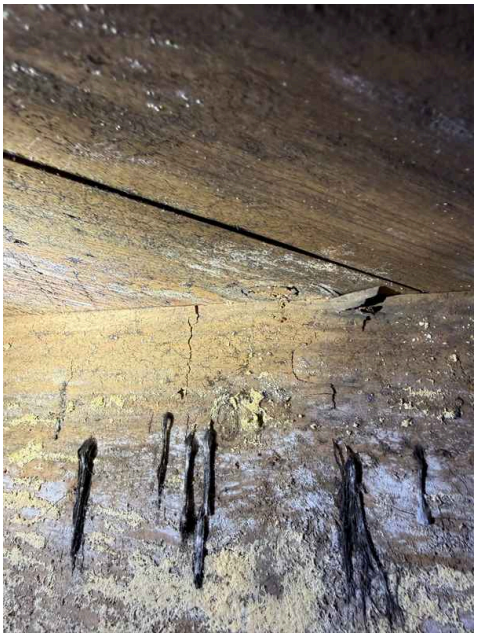
CRAWLSPACE

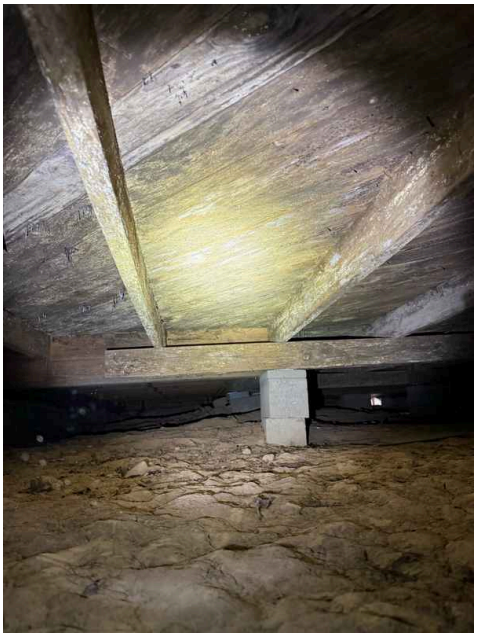
Alert: Mold Confirmed in Swab Sample

Laboratory analysis has confirmed the presence of mold on surfaces sampled during this assessment. The detection of mold colonies on building materials or interior surfaces suggests active mold growth, likely due to prolonged exposure to moisture or inadequate ventilation in the affected area.

Potential Health and Structural Implications: The presence of mold on surfaces can contribute to elevated indoor mold spore levels, which may negatively impact indoor air quality and pose health risks to building occupants, particularly those with respiratory conditions, allergies, or mold sensitivities. Symptoms of mold exposure may include respiratory irritation, skin rashes, eye irritation, and other allergic reactions. Prolonged or extensive mold growth can also damage building materials, leading to structural deterioration, discoloration, and odors.

Recommended Actions: To prevent further mold growth and mitigate health risks, immediate remediation is advised. This includes identifying and correcting any underlying sources of moisture, removing or cleaning contaminated materials, and ensuring affected areas are properly ventilated and sealed. It is recommended that a professional mold remediation team be engaged to ensure thorough cleaning and restoration of safe indoor conditions. Restricting access to the affected areas is advised until remediation is complete to reduce exposure risk.





4: REMEDIATION PROTOCOL - CRAWLSPACE

Information

Crawlspace Remediation
Majority of crawlspace

Engineering Controls & Containment

- Establish full containment of the crawlspace work area.
- Install negative air pressure using HEPA-filtered air filtration devices (AFDs), exhausting to the exterior where feasible.
- Seal vents, access openings, and penetrations to prevent cross-contamination into the living space

Personal Protective Equipment (PPE)

- Minimum PPE: full-face or half-face respirator with P100 filters, disposable protective suits, gloves, and eye protection.

Removal of Contaminated Materials

- Remove and properly dispose of all porous materials exhibiting visible mold growth or water damage, including but not limited to:
  - Fiberglass or cellulose insulation
  - Vapor barriers with microbial growth
  - Severely contaminated wood materials where structural integrity is compromised
- Double-bag debris in 6-mil polyethylene bags prior to removal from containment.

Cleaning of Structural Components

- Mechanically clean exposed framing members, subflooring, piers, and sheathing using HEPA vacuuming followed by wire brushing, sanding, or abrasive methods as necessary to remove fungal growth.
- Perform secondary HEPA vacuuming following mechanical agitation.
- Damp wiping with an appropriate antimicrobial solution may be performed as a supplementary measure; however, chemical treatment alone is not an acceptable substitute for physical removal of growth.

Mold Contamination in HVAC System and Indoor Environment
Both AC Units

Significant mcld contamination was identified within both air conditioning systems, including the fiberglass plenums and flex ducting, with evidence of spore dispersion throughout the residence. This has resulted in widespread contamination on building surfaces, furnishings, and contents. Such contamination can negatively impact indoor air quality and present potential health concerns for occupants, particularly those with allergies, asthma, or other respiratory sensitivities.

Remediation should be performed by a licensed mold remediation contractor and a qualified HVAC professional, following industry standards such as IICRC S520 and NADCA ACR guidelines. Recommended actions include:

1. HVAC System Remediation

- Isolate the system to prevent cross-contamination during work.
- Remove and replace all contaminated flex ducts, as these cannot be effectively cleaned.
- Replace fiberglass plenums where feasible; if replacement is not practical, clean and treat the surfaces with an EPA-registered antimicrobial agent and encapsulate if the material remains structurally sound.
- Clean or replace components within the air handler, including the blower, coil, and condensate system.
- Install a high-efficiency (MERV-11 or higher) filter, ensuring compatibility with the system, and confirm proper drainage and airflow to prevent future microbial growth.

2. Interior Environmental Remediation

- Establish containment with negative air pressure to prevent cross-contamination during cleanup.
- Perform HEPA vacuuming and damp wiping of all non-porous surfaces using a suitable detergent or antimicrobial solution.
- Remove and properly dispose of porous materials such as carpet, insulation, or furnishings that cannot be effectively cleaned.
- Clean all vertical and horizontal surfaces, including walls, ceilings, cabinetry, and contents, using HEPA-filtered equipment and detailed cleaning protocols.
- Utilize air scrubbers with HEPA filtration during and after remediation to capture airborne spores and particulate matter.

Clearance criteria

The Clearance Investigation is conducted when mold remediation and cleanup efforts are completed but before containment is removed and renovation activities have begun. The purpose of the clearance investigation is to ensure that remediation activities have been completed as outlined in the Remediation Protocol, containment has been maintained, all dust and debris have been removed from the containment areas, and no malodors or visible mold is present.

Clearance testing consists of a visual assessment for mold problems in area(s) of remediation activities and the collection/analysis of a swab sample and an air quality test in these designated area(s). Clearance is defined as swab and air samples collected indoors being quantitatively equal to or less than outdoor samples, and qualitatively similar.

Acceptable clearance is reached when air and swab/tape life samples collected indoors being quantitatively equal to or less than the outdoor sample, and qualitatively similar. As a general rule acceptable clearance of a containment area is reached when the genus of fungi collected from indoor air are equal to or less than outdoor air. Lower or higher levels of fungi indoors of different genera from outdoors can indicate contamination of interior substrates.

In addition, the rank order and type of organism identified may indicate interior contamination and related need for additional action. If the containment area has dust, debris, breached containment, lack of quality control related to

remediation specifications the inspector will not conduct further clearance activities. The client will be informed of observed project deficit concerns for communication with the mold remediation contractor.

5: CONSUMER INFORMATION

Information

General: **Consumer Mold Information Sheet**

Please review the information sheets below. Also available at https://www.tdlr.texas.gov/mld/pdf/CMIS.pdf

CONSUMER MOLD INFORMATION SHEET

State rules require licensed mold assessors and remediators to give a copy of this Consumer Mold Information Sheet to each client and to the property owner, if not the same person, before starting any mold-related activity [16 TAC 78.70].

How does Texas regulate businesses that do testing for mold or that do mold cleanup?
The Department of Licensing and Regulation (TDLR) regulates such businesses in accordance with the Texas Occupations Code, Chapter 1958. Under the **Texas Mold Assessment and Remediation Rules (rules)** (16 Tex. Admin. Code, Chapter 78), all companies and individuals who perform mold-related activities in Texas must be licensed by TDLR unless exempt. (See Page 2 regarding owner exemptions.) Individuals must meet certain qualifications, have required training, and pass a state exam and criminal history background check in order to be issued a license. Applicants for a mold remediation worker registration must have training and pass a criminal history background in order to be registered by TDLR. Laboratories that analyze mold samples must also be licensed and meet certain qualifications. The rules set minimum work practices and procedures and also require licensees to follow a code of ethics. To prevent conflicts of interest, the rules also prohibit a licensee from conducting both mold assessment and mold remediation on the same project. While the rules regulate the activities of mold licensees when they are doing mold-related activities, the rules do not require any property owner or occupant to clean up mold or to have it cleaned up.

How can I know if someone is licensed?
A licensed individual is required to carry a current TDLR license certificate with the license number on it. A search tool and listings of currently licensed companies and individuals can be found at: https://www.tdlr.texas.gov/LicenseSearch/.

What is "mold assessment?"
Mold assessment is an inspection of a building by a **mold assessment consultant** or **technician** to evaluate whether mold growth is present and to what extent. Samples may be taken to determine the amount and types of mold that are present; however, sampling is not necessary in many cases. When mold cleanup is necessary a licensed mold assessment consultant can provide you with a **mold remediation protocol.** A protocol must specify the estimated quantities and locations of materials to be remediated, methods to be used and clearance criteria that must be met.

What is meant by "clearance criteria?"
Clearance criteria refer to the level of "cleanliness" that must be achieved by the persons conducting the mold cleanup. It is important to understand and agree with the mold assessment consultant prior to starting the project as to what an acceptable clearance level will be, including what will be acceptable results for any air sampling or surface sampling for mold. There are no national or state standards for a "safe" level of mold. Mold spores are a natural part of the environment and are always present at some level in the air and on surfaces all around us.

What is "mold remediation?"
Mold remediation is the cleanup and removal of mold growth from surfaces and/or contents in a building. It also refers to actions taken to prevent mold from growing back. Licensed **mold remediation contractors** must follow a mold remediation protocol as described above and their own **mold remediation work plan** that provides specific instructions and/or standard operating procedures for how the project will be done.

Before a remediation project can be deemed successful, a mold assessment consultant must conduct a **post-remediation assessment.** This is an inspection to ensure that the work area is free from all visible mold and wood rot, the project was completed in compliance with the remediation protocol and remediation work plan, and that it meets all clearance criteria that were specified in the protocol. The assessment consultant must give you a **passed clearance report** documenting the results of this inspection. If the project fails clearance,

further remediation as prescribed by a consultant will be necessary.

What is a Certificate of Mold Damage Remediation?
No later than the 10th day after a mold remediation project stop date, the remediation contractor must sign and give you a **Certificate of Mold Damage Remediation**. The licensed mold assessment consultant who conducted the post-remediation assessment must also sign the certificate. The consultant must truthfully state on the certificate that the mold contamination identified for the project has been remediated and whether the underlying cause of the mold has been corrected. (That work may involve other types of professional services that are not regulated by the mold rules, such as plumbing or carpentry.) Receiving a certificate documenting that the underlying cause of the mold was remediated is an advantage for a homeowner. It prevents an insurer from making an underwriting decision on the residential property based on previous mold damage or previous claims for mold damage. If you sell your property, the law requires that you provide the buyer a copy of all certificates you have received for that property within the preceding five years.

How is a property owner protected if a mold assessor or remediator does a poor job or damages the property?
The rules require licensees to have commercial general liability insurance in the amount of at least $1 million, or to be self-insured, to cover any damage to your property. Before hiring anyone, you should ask for proof of such insurance coverage. You may wish to inquire if the company carries additional insurance, such as professional liability/errors and omissions (for consultants) or pollution insurance (for contractors), that would provide additional recourse to you should the company fail to perform properly.

How is my confidentiality protected if I share personal information about myself with a company?
Under the code of ethics in the rules, to the extent required by law, licensees must keep confidential any personal information about a client (including medical conditions) obtained during the course of a mold-related activity. Further, you may be able to negotiate a contract to include language that other personal information be kept confidential unless disclosure "is required by law." However, licensees are required to identify dates and addresses of projects and other details that can become public information.

How do I file a complaint about a company?
Anyone who believes a company or individual has violated the rules can file a complaint with TDLR. For information on this process, call 1-800-803-9202, or complete the online complaint form at https://www.tdlr.texas.gov/complaints/.

Can property owners do mold assessment or remediation on their own property without being licensed?
Yes. A homeowner can take samples for mold or clean it up in the home without a license. An owner, or a managing agent or employee of an owner of a residential property is not required to be licensed, **unless** the property has 10 or more residential dwelling units. For non-residential properties, an owner or tenant, or a managing agent or employee of an owner or tenant, is not required to be licensed to do mold assessment or remediation on property owned or leased by the owner or tenant, **unless** the mold contamination affects a total surface area of 25 contiguous square feet or more. Please refer to 16 TAC §78.30 for further details on exceptions and exemptions to licensing requirements.

For more information about mold and the Texas Mold Assessment and Remediation Rules, contact:
Texas Department of Licensing and Regulation
Mold Assessors and Remediators
PO Box 12057, Austin, TX 78711
Phone: 512-463-6599 or 800-803-9202
www.tdlr.texas.gov

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