



PO Box 1521 Montgomery, TX 77356
(713) 647-6090 www.InspectionProstx.com

LIMITED MOLD ASSESSMENT REPORT



[Redacted]

Date:

[Redacted]

Prepared For:

Prepared By:

Robb Hill

Mold Assessment Consultant

License Number MAC1723

Expiration Date: 09/28/2026

Signature of Licensed Consultant:

[Redacted]

Robb Hill



PO Box 1521 Montgomery, TX 77356
(713) 647-6090 www.InspectionProsTX.com

EXECUTIVE SUMMARY

Overall Assessment

Laboratory analysis identified findings warranting targeted follow-up in the Primary Bedroom and Garage Apartment, including trace *Stachybotrys* at 13 spores/m³ in each area. The Garage Apartment also contained *Penicillium/Aspergillus* at 2,187 spores/m³, slightly above the exterior comparison of 1,973 spores/m³. No visible moisture conditions, elevated moisture readings, or infrared anomalies were reported. The remaining indoor samples and overall total spore concentrations did not indicate widespread fungal amplification. Limited air-conditioning use in the Garage Apartment may have contributed to periods of elevated indoor humidity and may be a contributing factor to the fungal profile identified in that area. These findings support a MODERATE environmental risk classification based on localized laboratory anomalies rather than evidence of widespread contamination.

Environmental Risk Level

MODERATE

Key Findings

- *Stachybotrys* was identified at 13 spores/m³ in both the Primary Bedroom and Garage Apartment; follow-up evaluation is warranted in both locations to assess for potential concealed or intermittent moisture-related conditions.
- The Garage Apartment contained 2,187 spores/m³ of *Penicillium/Aspergillus*, slightly above the exterior comparison of 1,973 spores/m³, with a total indoor concentration of 2,506 spores/m³; this area warrants particular attention due to the concurrent *Penicillium/Aspergillus* elevation and trace *Stachybotrys* finding.
- All indoor total airborne fungal concentrations remained below the exterior baseline of 8,652 spores/m³; the remaining indoor samples did not indicate significant amplification.
- No visible moisture conditions, elevated moisture readings, or infrared anomalies were reported during the assessment.
- Reduced air-conditioning use in the Garage Apartment may have contributed to periods of elevated humidity; consistent conditioning and humidity control are recommended.

Remediation Recommendation

Immediate whole-house mold remediation is not indicated by the available findings. Follow-up evaluation of both the Primary Bedroom and Garage Apartment is recommended to identify any concealed or intermittent moisture or condensation conditions. The Garage Apartment warrants particular attention due to the concurrent elevation of *Penicillium/Aspergillus* and the reported history of limited air-conditioning use and likely periods of elevated humidity. If visible fungal growth or moisture-damaged materials are identified during further evaluation, affected materials should be cleaned or remediated as appropriate.

AIR SAMPLE SUMMARY

Area	Total Spores/m ³	Primary Findings	Interpretation
Exterior Baseline	8,652	Outdoor fungal ecology	Baseline



PO Box 1521 Montgomery, TX 77356
(713) 647-6090 www.InspectionProsTX.com

Area	Total Spores/m ³	Primary Findings	Interpretation
Kitchen / Family Room	1,039	Predominantly Penicillium/Aspergillus	Favorable
Primary Bedroom	1,425	Trace Stachybotrys; Pen/Asp predominant	Follow-up warranted
Upstairs Front Left	853	Predominantly Penicillium/Aspergillus	Favorable
Upstairs Right Rear	320	Penicillium/Aspergillus only	Favorable
Garage Apartment	2,506	Pen/Asp above exterior comparison; trace Stachybotrys	Follow-up warranted



PO Box 1521 Montgomery, TX 77356
(713) 647-6090 www.InspectionProsTX.com

Property Background/History

No prior moisture intrusion events were reported at the time of inspection. The client is encouraged to obtain any available historical information regarding previous water intrusion, repairs, or remediation activities.

Discovery

IR Camera Scan

An infrared camera is used to scan surfaces and building materials in an attempt to reveal thermal anomalies, which can reveal hidden moisture.

- **No evidence of moisture-related thermal anomalies observed at the time of inspection.**

Moisture Meter(s)

Non-invasive and/or invasive moisture meters are employed at various random locations throughout the building as necessary when suspect areas are discovered in the visual or infrared observations.

- **No elevated moisture readings were recorded at the time of inspection.**

Hygrometer

A hygrometer/psychrometer is used to measure temperature, relative humidity and dew point within the building envelope. The EPA recommends maintaining indoor relative humidity below 60% and ideally in a range from 30%-50% to prevent mold growth, and ASHRAE recommends that relative humidity be maintained at or below 65%. In hot and humid climates, ASHRAE recommends that HVAC units monitor and control the air dew point (below 55 degrees Fahrenheit) rather than the relative humidity.

- **The indoor relative humidity level was below 60% at the time of inspection.**
- **The dew point temperature was below the 55 degree ASHRAE recommendation at the time of inspection.**
- **The Garage Apartment appeared to have been subject to limited or intermittent air-conditioning use. Although acceptable environmental measurements were recorded at the time of inspection, intermittent conditioning may allow periods of elevated indoor humidity when the space is not consistently climate-controlled.**

Air Sampling

Inspection Pros performed a mold investigation at the address referenced in accordance with generally accepted industry practices. The investigation focused on visible signs of water damage, mold, and moisture intrusion. All air samples taken were submitted for analysis to a TDLR-licensed Mold Analysis Laboratory. Air samples were analyzed microscopically, and counts were made of total mold spores. The laboratory does not differentiate between viable and non-viable spores. Viable spores will grow new fungal colonies if they come in contact with water and a source of food. Non-viable spores will not propagate but can still cause physical reactions in hypersensitive individuals, such as those who are allergic to mold.



PO Box 1521 Montgomery, TX 77356
(713) 647-6090 www.InspectionProstX.com

Five (5) air samples were collected inside the home. Additionally, one control air sample was collected outside the building. Each air sample was collected using a spore trap cassette connected to a sampling pump calibrated to provide an air flow of 15 liters per minute for a period of five minutes.

There are no state or federal statutes or regulations regarding mold concentrations or general indoor air quality (IAQ) parameters related to building occupant comfort levels. Acceptable levels for individual mold species vary because species' toxicity varies widely as does spore size, weight, and other features that might affect building occupants. There are various public agency publications regarding mold and IAQ available to the public. Generally, spore counts, by genus, in indoor air samples should be less than those of the outdoor control sample.

Tape Lift/Swab Samples

Not applicable (tape lift or swab samples are only collected when visible mold is present or suspected).

Analysis

Laboratory analysis identified trace *Stachybotrys* at 13 spores/m³ in both the Primary Bedroom and Garage Apartment. The Garage Apartment also demonstrated *Penicillium/Aspergillus* at 2,187 spores/m³, slightly above the exterior comparison concentration of 1,973 spores/m³. Total airborne fungal concentrations in all indoor samples remained below the exterior baseline concentration of 8,652 spores/m³, and the remaining sampled areas did not demonstrate findings indicative of significant fungal amplification. No visible moisture conditions, elevated moisture readings, or moisture-related infrared anomalies were identified at the time of inspection. Collectively, the analytical findings do not indicate widespread indoor fungal amplification; however, the findings within the Primary Bedroom and Garage Apartment warrant targeted follow-up evaluation for potential concealed, intermittent, or humidity-related moisture conditions. Copies of the laboratory license and analytical laboratory reports are included herein.

Anomalies

No significant visual, infrared, or moisture-meter anomalies were identified during the field assessment. Laboratory analysis, however, identified trace *Stachybotrys* in the Primary Bedroom and Garage Apartment and a *Penicillium/Aspergillus* concentration in the Garage Apartment slightly above the exterior comparison. These analytical findings are addressed within the Analysis, Opinion, and recommendations contained herein.

Opinion

Based upon the visual assessment, moisture evaluation, environmental measurements, and laboratory analytical results, no evidence of widespread indoor fungal amplification was identified at the time of inspection. However, trace *Stachybotrys* was identified within the Primary Bedroom and Garage Apartment, and the Garage Apartment demonstrated *Penicillium/Aspergillus* slightly above the exterior comparison concentration. Although no corresponding visible moisture conditions, elevated moisture



PO Box 1521 Montgomery, TX 77356
(713) 647-6090 www.InspectionProsTX.com

readings, or infrared anomalies were identified, these localized analytical findings warrant targeted follow-up evaluation. The Garage Apartment should receive particular attention to environmental control and potential concealed moisture conditions due to its apparent history of limited air-conditioning use and the potential for intermittent elevated humidity.

Priority Recommendations

1. Conduct a focused follow-up evaluation of the **Primary Bedroom and Garage Apartment** to investigate for potential concealed or intermittent moisture conditions associated with the detection of trace *Stachybotrys*. Evaluation should include accessible HVAC components, supply and return areas, plumbing-adjacent assemblies, exterior wall and window interfaces, and other locations where concealed condensation or moisture intrusion may occur.
2. Maintain consistent air-conditioning and humidity control within the **Garage Apartment**, particularly during periods when the space is unoccupied or used intermittently. Limited conditioning may contribute to periods of elevated indoor humidity conducive to fungal growth.
3. If visible fungal growth, elevated moisture, recurring condensation, musty odors, or moisture-damaged materials are identified during follow-up evaluation, the underlying moisture source should be corrected and affected materials evaluated for appropriate cleaning or remediation.

Environmental Recommendations

1. Have HVAC system components, including evaporator coils, drain pans, accessible ductwork, and return plenums, evaluated and cleaned as warranted by a licensed HVAC contractor.
2. Replace HVAC return air filters regularly using MERV-8 or system-compatible filtration media in accordance with manufacturer recommendations.
3. Maintain indoor relative humidity levels between approximately 45%–50% when practical. Consider installation of a humidistat or enhanced HVAC humidity-control system to assist with maintaining stable indoor environmental conditions.
4. Utilize mechanical exhaust ventilation in kitchens and bathrooms during and after moisture-producing activities to help reduce elevated indoor humidity conditions.
5. Promptly address any future plumbing leaks, roof leaks, window leaks, condensation issues, or other moisture intrusion events to help prevent potential microbial growth conditions.



PO Box 1521 Montgomery, TX 77356
(713) 647-6090 www.InspectionProsTX.com

MOLD ASSESSMENT ADDENDUM

Making Sense of Mold Test

When testing for airborne mold spores, samples are typically taken from "complaint" areas or other "suspect" areas. For example, bedrooms, kitchens, bathrooms, or an area where there is suspect mold or some complaint with mold or health concerns. The testing inside typically has a baseline exterior sample obtained for comparison, as mold spores grow abundantly outside. Other non-complaint rooms in the building can also be sampled as a general background of indoor conditions. Generally speaking, airborne mold spores should be higher outside than the same mold spores on the inside of the building when tested. If you have a high spore outside you would expect to find that spore inside, but at a lower concentration. The caveat is when and where the outdoor sample is acquired, both for indoor and outdoor sample locations. Factors to consider indoors include but are not limited to; room condition, possessions or stored items, furniture, carpet, indoor plants, fireplaces, books, cardboard boxes, dirty ducts, dust, dirt, animals or pet dander and other factors that can influence the sample results. Outdoor sample location, conditions outside, including weather and time of year, are factors in the equation regarding exposure pathways to the building from point of sampling, etc.

As a general rule, total indoor airborne spore concentrations in a typical clean HVAC supplied dwelling are less than the "average" outside concentrations, hence the reason for the comparison of the outside air sample. The airborne spores should also be less than approximately 1,500 cts/m³. *Aspergillus* / *Penicillium* and other hyaline spores are on average less than 700 cts/m³. Indicator fungi such as *Stachybotrys*, *Chaetomium* can point to longer term water issues as these spores are late bloomers, so to speak.

Remember, there is always a likely exception to every rule or generalization, and because there is no direct relationship between the collected indoor and outdoor samples, performing a direct comparison with limited sampling can be and often is misleading. The range of expected variability when comparing limited data sets must also be considered.

Spores to note:

Penicillium / Aspergillus – the most common mold species to appear in indoor air samples. The majority of the hundreds of sub-species are allergenic; only a few are toxic. This group of species typically grows with the humidity in the air as its water source.

Cladosporium – the most common mold species and is considered to be allergenic. Certain housekeeping issues can be a contributing factor when elevated levels are noted, so room and building condition are particularly important to note to understand the results.

Curvularia – another common allergenic mold.

Chaetomium – a common water marker that usually indicates wet paper and/or drywall, that has occurred for an extended period of time.



PO Box 1521 Montgomery, TX 77356
(713) 647-6090 www.InspectionProsTX.com

Stachybotrys – the most common toxic mold species, but not all sub-species are toxic. These species need a direct water source to grow.

Memmoniella – a sister mold to Stachybotrys. The two species will grow together; also considered a toxic mold due to production of mycotoxins. Mold spore species and levels differ within each state (if there are regulations determined at all) agreements are hard to come by with analysts and scientists. A comparison to an outdoor air sample is usually used as the rule of thumb. The following mold spore ranges use the spore/m3 number and not the raw count for each species when interpreted in a lab.

Understanding the Air Sample Report

0-50 spores – these trace levels are not typically an issue. Finding Stachybotrys and other water markers like Chaetomium and Fusarium or high levels of Penicillium/Aspergillus can red flag an area.

Understanding how these grow and where in the room samples were acquired are key to being able to understand the results.

50-200 spores – still very low levels; the toxic mold species Stachybotrys and Memmoniella **are some of the species** to be considered an issue at this level.

200-500 spores – the most common species (Penicillium/Aspergillus, Cladosporium and Curvularia) are typically not an issue and stay within the normal range.

500-1500 spores – sometimes the Penicillium/Aspergillus & Cladosporium levels are in this range and do not require remediation. If water intrusion or mold was not found during the visual assessment, these levels can be caused by normal life in an enclosed environment. Room and building condition must be considered.

1500-3000 spores – this points to an issue that may be apparent, unless a corresponding number in the outdoor sample exists. If water intrusion or mold issue was not found, these levels can be achieved by a hiding behind a wall, newly flipped homes commonly have hidden mold. Room environment including dusty home or type of HVAC system can have an amplification effect. Further inspection is warranted. Mold should be able to be visually assessed unless renovations covered over the mold i.e., a flipped house.

3000-10,000 spores – without a corresponding number in the outdoor sample, some remediation is necessary. A perimeter clean-up is needed if a mold spore source has been identified. If water intrusion or mold issue was not found, the area may need to be cleaned and the duct system should be evaluated. Mold should be able to be visually assessed unless renovations covered over the mold i.e., a flipped house.

10,000-25,000 spores – without a corresponding number in the outdoor sample, a mold spore source is usually identified, and remediation is needed. If no water intrusion or mold issue are found (including behind walls), the duct system may need to be cleaned and a general cleaning of the residence could be a contributing factor.

25,000-75,000+ spores – a mold issue will be easy to identify. Clean up will be required and should be performed by a Professional Mold Remediator, remember approximately 11 states have mold regulations so hiring a state licensed mold company may be impossible.



PO Box 1521 Montgomery, TX 77356
(713) 647-6090 www.InspectionProstX.com

Indoor air mold standard – There are no state or federal statutes or regulations regarding molds and indoor air quality. Acceptable levels for individual mold species vary since species toxicity varies widely as do spore size, weight, and other features that affect risk to building occupants. However, some public agencies do make various publications regarding mold and indoor air quality available to the public.

- Aspergillus/Penicillium in a "clean" residential building study was at a mean of 230/m³
- Aspergillus/Penicillium in buildings known to have a moisture or flooding problem was at 2235/m³
- Aspergillus/Penicillium in mold contaminated buildings was at 36,037/m³

Conditions under which indoor mold growth can occur include:

- Moisture intrusion occurring through sub-flooring, walls, windows, crawl spaces, basements, or roofs.
- In-occupancy of building
- Historical flooding without proper cleanup
- Plumbing, water line leak, toilet overflows or sewer backups
- Moisture condensation within HVAC systems - Persistent elevated relative humidity above 70%, and inadequate housekeeping.
- By capillary action*

What is capillary action?

Adhesion of water to the walls of a vessel will cause an upward force on the liquid at the edges and result in a meniscus which turns upward. The surface tension acts to hold the surface intact. Capillary action occurs when the adhesion to the walls is stronger than the cohesive forces between the liquid molecules.

Mold and fungi require three basic criteria to colonize the inside of a building including:

1. A source of moisture
2. A food source
3. Lack of surface disturbance and/or air movement

Moisture sources in buildings occur most commonly through moisture intrusion in walls and foundations, or as condensation around windows or in HVAC systems. In some parts of country such as the Southeast U.S. for example, the relative humidity during certain times of the year is high enough to act as a significant moisture source alone. Indoor food sources for mold can be any organic material provided by a flood or sewer backup or materials present in the dwelling such as carpet backing, linoleum backing, drywall paper, ceiling panels, or the buildup of plant and/or skin cell fragments or debris on inorganic surfaces. Skin cell fragments are a significant food and colonizing source where a high occupancy exists, or adequate housekeeping is not performed. Molds colonize most readily where air disturbance is minimal. For this reason, mold colonization occurs most frequently in closed or concealed spaces such as closets, storerooms, basements, refrigeration units, or on the back or underside surface of furniture.

Southeast Environmental Microbiology Laboratories

410 W Grand Pkwy S, Suite 250
Katy, TX. 77494
Phone: 832-437-2667

The information and data for **Inspection Pros** has been checked for thoroughness and accuracy. The following reports are contained within this document:

☐ Surface/Bulk Report

☐ Andersen Fungal Report

☒ Spore Trap Report

☐ Quantitative Fungal Report

Lab Manager Review :

Magzoub Ismail

Date : 08-10-2026

Thank you for using SEEML laboratories. We strive to provide superior quality and service. SEEML laboratories are accredited through AIHA LAP, LLC (EMLAP #232339) for the analysis of Spore Traps and Surface/Bulk Samples and licensed by the Texas Department of Licensing and Regulation (LAB1016).

The data within this report is reliable to three significant figures. The third significant figure is technically unjustified. In this instance, the third figure is reported as an estimate to facilitate the interpretation by the customer.

Confidentiality Notice:

The document(s) contained herein are confidential and privileged information, intended for the exclusive use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of the document(s) is strictly prohibited. If you have received this document in error, please immediately notify us by telephone to arrange for its return. Thank you.

Guidelines for Interpretation:

No accepted quantitative regulatory standards currently exist by which to assess the health risks related to mold and bacterial exposure. Molds and bacteria have been associated with a variety of health effects and sensitivity varies from person to person.

Several organizations, including: the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC), as well as the California Department of Health Services (CADHS), have all published guidelines for assessment and interpretation of mold resulting from water intrusion in buildings.

Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork.

Spore Trap Report

Inspection Pros				Date Sampled: 08/09/2026					
PO Box 1521				Date Received: 08/10/2026					
Montgomery, Texas, 77356				Date Analyzed: 08/10/2026					
(713) 647-6090				Date Reported: 08/10/2026					
				Date Revised:					
				Project Name:					
				Project Number:					
				Project Address:					
				Project City, State, ZIP: Richmond Tx 77406					
TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7				SEEML Reference # : H-260810012					
Client Sample ID		42984867		42984872		42984855			
Location		Exterior baseline		Kitchen/family room		Primary bedroom			
Lab Sample ID		H-260810012-045		H-260810012-046		H-260810012-047			
Detection Limit (spores/m ³)		13		13		13			
Hyphal Fragments				3		40		2	
Pollen				1		13		27	
Spore Trap Used		AOC		AOC		AOC			
	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%
Alternaria (=Ulocladium)									
Ascospores	180	2400	28						
Basidiospores	168	2240	26	4	53	5			
Bipolaris/Drechslera									
Cercospora									
Chaetomium									
Cladosporium	144	1920	22	8	107	10	16	213	15
Colorless/Other Brown*									
Curvularia	2	27	<1				1	13	1
Epicoccum							1	13	1
Fusarium	1	13	<1						
Memnoniella									
Nigrospora	4	53	1	1	13	1			
Oidium									
Penicillium/Aspergillus	148	1973	23	64	853	82	88	1173	82
Pithomyces									
Polythrincium									
Pyricularia	1	13	<1	1	13	1			
Rusts									
Smuts/Periconia/Myxomy	1	13	<1						
Spegazzinia									
Stachybotrys							1	13	1
Tetraploa									
Torula									
Zygomycetes									
Background debris (1-5)**	2			3			3		
Sample Volume(liters)	75			75			75		
TOTAL SPORES/M³	649	8652		78	1039		107	1425	

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³. The limit of detection is the analytical sensitivity

(in spores/m³) multiplied by the sample volume (in liters) divided by 1000 liters.

*Colorless, other Brown are spores without a distinctive morphology on spore traps and non-viable surface samples.

**Background debris is the amount of particulate matter present on the slide and is graded from 1-5 with 1 = very light, 2 = Light, 3 = Medium, 4 = Heavy, 5 = Very Heavy. The higher the rating the more likelihood spores may be underestimated. A rating of 5 should be interpreted as minimal counts and may actually be higher than reported.

***Ulocladium has been recognized by the International Mycological Association to be equal to Alternaria and so they are reported as one.

Disclaimer: The sample results are determined by the sample volume, which is provided by the customer.

This report relates only to the samples tested as they were received.

Respectfully submitted, SEEML

410 W Grand Pkwy S, Suite 250

Katy, TX. 77494

Phone: 832-437-2667

Magzoub Ismail

Magzoub Ismail, Approved Laboratory Signatory

AIHA LAP, LLC EMLAP #232339

Texas Lic: LAB1016

Spore Trap Report

Inspection Pros				Date Sampled: 08/09/2026					
PO Box 1521				Date Received: 08/10/2026					
Montgomery, Texas, 77356				Date Analyzed: 08/10/2026					
(713) 647-6090				Date Reported: 08/10/2026					
				Date Revised:					
				Project Name:					
				Project Number:					
				Project Address:					
				Project City, State, ZIP: Richmond Tx 77406					
TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7				SEEML Reference # : H-260810012					
Client Sample ID	42984875			42984906			42984914		
Location	Upstairs front left			Upstairs right rear			Garage apartment		
Lab Sample ID	H-260810012-048			H-260810012-049			H-260810012-050		
Detection Limit (spores/m ³)	13			13			13		
Hyphal Fragments	4	53					3	40	
Pollen							3	40	
Spore Trap Used	AOC			AOC			AOC		
	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%
Alternaria (=Ulocladium)							1	13	1
Ascospores									
Basidiospores	4	53	6						
Bipolaris/Drechslera									
Cercospora									
Chaetomium									
Cladosporium	12	160	19				16	213	9
Colorless/Other Brown*									
Curvularia							1	13	1
Epicoccum									
Fusarium									
Memnoniella									
Nigrospora							2	27	1
Oidium									
Penicillium/Aspergillus	48	640	75	24	320	100	164	2187	87
Pithomyces							2	27	1
Polythrincium									
Pyricularia							1	13	1
Rusts									
Smuts/Periconia/Myxomy									
Spegazzinia									
Stachybotrys							1	13	1
Tetraploa									
Torula									
Zygomycetes									
Background debris (1-5)**	3			2			3		
Sample Volume(liters)	75			75			75		
TOTAL SPORES/M³	64	853		24	320		188	2506	

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³. The limit of detection is the analytical sensitivity

(in spores/m³) multiplied by the sample volume (in liters) divided by 1000 liters.

*Colorless, other Brown are spores without a distinctive morphology on spore traps and non-viable surface samples.

**Background debris is the amount of particulate matter present on the slide and is graded from 1-5 with 1 = very light, 2 = Light, 3 = Medium, 4 = Heavy, 5 = Very Heavy. The higher the rating the more likelihood spores may be underestimated. A rating of 5 should be interpreted as minimal counts and may actually be higher than reported.

***Ulocladium has been recognized by the International Mycological Association to be equal to Alternaria and so they are reported as one.

Disclaimer: The sample results are determined by the sample volume, which is provided by the customer.

This report relates only to the samples tested as they were received.

Respectfully submitted, SEEML

410 W Grand Pkwy S, Suite 250

Katy, TX. 77494

Phone: 832-437-2667

Magzoub Ismail

Magzoub Ismail, Approved Laboratory Signatory

AIHA LAP, LLC EMLAP #232339

Texas Lic: LAB1016

Fungal Descriptions

Alternaria sp.

Aw - 0.89. Conidia dimensions: 18-83 x 7-18 microns. A very common allergen with an IgE mediated response. It is often found in carpets, textiles and on horizontal surfaces in building interiors. Often found on window frames. Outdoors it may be isolated from samples of soil, seeds and plants. It is commonly found in outdoor samples. The large spore size, 20 - 200 microns in length and 7 - 18 microns in sizes, suggests that the spores from these fungi will be deposited in the nose, mouth and upper respiratory tract. It may be related to bakers' asthma. It has been associated with hypersensitivity pneumonitis.

The species *Alternaria alternata* can produce tenuazonic acid and other toxic metabolites that may be associated with disease in humans or animals. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms; chronic cases may develop pulmonary emphysema.

Ascospore

A spore borne in a special cell called an ascus. Spores of this type are reported to be allergenic. All ascomycetes, members of a group of fungi called Ascomycotina, have this type of spore. The minute black dots on rotting wood and leaves or the little cups on lichens are examples of ascomycetes; another is the "truffle" mushroom.

Aspergillus/Penicillium

These are two of the most commonly found allergenic fungi in problem buildings. *Aspergillus* comes in many varieties (species). Many of the varieties produce toxic substances. It may be associated with symptoms such as sinusitis, allergic bronchopulmonary aspergillosis, and other allergic symptoms. *Penicillium* is a variety of mold that is very common indoors and is found in increased numbers in problem buildings. It also has many varieties, some of which produce toxic substances. The symptoms are allergic reactions, mucous membrane irritation, headaches, vomiting, and diarrhea. Due to the morphological similarity of *Aspergillus* and *Penicillium*, they are not differentiated by microscopic analysis and are reported together.

Aspergillus sp.

Aw 0.75 - 0.82. Reported to be allergenic. Members of this genus are reported to cause ear infections. Many species produce mycotoxins that may be associated with disease in humans and other animals. Toxin production is dependent on the species or a strain within a species and on the food source for the fungus. Some of these toxins have been found to be carcinogenic in animal species. Several toxins are considered potential human carcinogens. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms; chronic cases may develop pulmonary emphysema; may also be associated with sinusitis, allergic bronchopulmonary aspergillosis, and other allergic symptoms.

Aureobasidium

Aureobasidium pullulans is a ubiquitous and generalistic black, yeast-like fungus that can be found in different environments (e.g., soil, water, air, and limestone). It is well known as a naturally occurring epiphyte or endophyte of a wide range of plant species (e.g. apple, grape, cucumber, green beans, cabbage) without causing any symptoms of disease. *A. pullulans* has a high importance in biotechnology for the production of different enzymes, siderophores and pullulan. Furthermore, *A. pullulans* is used in biological control of plant diseases, especially storage diseases.

Chronic human exposure to *A. pullulans* via humidifiers or air conditioners can lead to hypersensitivity pneumonitis (extrinsic allergic alveolitis) or "humidifier lung". This condition is characterized acutely by dyspnea, cough, fever, chest infiltrates, and acute inflammatory reaction. The condition can also be chronic, and lymphocyte mediated. The chronic condition is characterized radiographically by reticulonodular infiltrates in the lung, with apical sparing. The strains causing infections in humans were reclassified to *A. melanogenum*.

Basidiospore

Spore from basidiomycetes. Many varieties are reported to be allergenic.

Bipolaris sp.

Aw 0.93. Conidia dimensions: 7-14 x 5-9 microns. It is parasitic on plants and soft fruits. Found in soil and on house plants and vegetables, it is also known as "gray mold". It causes leaf rot on grapes, strawberries, lettuce, etc. It is a well-known allergen, producing asthma type symptoms in greenhouse workers and "wine grower's lung".

Botrytis sp.

A fungus with large spores that could be expected to be deposited in the upper respiratory tract. This fungus can produce the mycotoxin - sterigmatocystin, which has been shown to produce liver and kidney damage when ingested by laboratory animals.

Cercospora

Common outdoors in agricultural areas, especially during harvest. Parasite of higher plants, causing leaf spot. Commonly found as parasites on higher plants.

Chaetomium sp.

Large ascomycetous fungus producing perithecia. It is found on a variety of substrates containing cellulose, including paper and plant compost. It has been found on paper in sheetrock. It can produce an *Acremonium*-like state on fungal media. Varieties are considered allergenic and have been associated with peritonitis, cutaneous lesions, and system mycosis.

Cladosporium sp.

Aw 0.88; Aw 0.84. Most commonly identified outdoor fungus. The outdoor numbers are reduced in the winter. The numbers are often high in the summer. Often found indoors in numbers less than outdoor numbers. It is a common allergen. Indoor *Cladosporium* sp. may be different than the species identified outdoors. It is commonly found on the surface of fiberglass duct liners in the interior of supply ducts. A wide variety of plants are food sources for this fungus. It is found on dead plants, woody plants, food, straw, soil, paint, and textiles. Produces greater than 10 antigens. Antigens in commercial extracts are of variable quality and may degrade within weeks of preparation. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include skin lesions, eye ulceration, mycosis (including onychomycosis, an infection of the nails of the feet or hands) edema and bronchospasms; chronic cases may develop pulmonary emphysema.

Curvularia sp.

Reported to be allergenic and has been associated with allergic fungal sinusitis. It may cause corneal infections, mycetoma, and infections in immune compromised hosts.

Drechslera sp.

Conidia dimensions: 40-120 x 17-28 microns. Found on grasses, grains and decaying food. It can occasionally cause a corneal infection of the eye.

Epicoccum sp.

Conidia dimensions: 15-25 microns. A common allergen. It is found in plants, soil, grains, textiles and paper products.

Fusarium sp.

Aw 0.90. A common soil fungus. It is found on a wide range of plants. It is often found in humidifiers. Several species in this genus can produce potent trichothecene toxins. The trichothecene (scirpene) toxin targets the following systems: circulatory, alimentary, skin, and nervous. Produces vomitoxin on grains during unusually damp growing conditions. Symptoms may occur either through ingestion of contaminated grains or possibly inhalation of spores. The genera can produce hemorrhagic syndrome in humans (alimentary toxic aleukia). This is characterized by nausea, vomiting, diarrhea, dermatitis, and extensive internal bleeding. Reported to be allergenic. Frequently involved in eye, skin, and nail infections.

Myxomycetes

Members of a group of fungi that is included in the category of "slime molds". They're occasionally found indoors, but mainly reside in forested regions on decaying logs, stumps, and dead leaves. Myxomycetes display characteristics of fungi *and* protozoans. In favorable (wet) conditions they exhibit motile, amoeba-like cells, usually bounded only by a plasma membrane, that are variable in size and form. During dry spells, they form a resting body (sclerotium) with dry, airborne spores. These fungi are not known to produce toxins but can cause hay fever and asthma.

Memnoniella

Contaminant found most often with *Stachybotrys* on wet cellulose. Forms in chains, but it are very similar to *Stachybotrys* and sometimes is considered to be in the *Stachybotrys* family. Certain species do produce toxins very similar to the ones produced by *Stachybotrys chartarum* and many consider the IAQ importance of *Memnoniella* to be on par with *Stachybotrys*. Allergenic and infectious properties are not well studied.

Nigrospora sp.

Commonly found in warm climates, this mold may be responsible for allergic reactions such as hay fever and asthma. It is found on decaying plant material and in the soil. It is not often found indoors.

Oidium sp.

The asexual phase of *Erysiphe* sp. It is a plant pathogen causing powdery mildews. It is very common on the leaf's stems, and flowers of plants. The health effects and allergenicity have not been studied. It does not grow on non-living surfaces such as wood or drywall.

Penicillium sp.

Aw 0.78 - 0.88. A wide number of organisms have been placed in this genus. Identification to species is difficult. Often found in aerosol samples. Commonly found in soil, food, cellulose and grains. It is also found in paint and compost piles. It may cause hypersensitivity pneumonitis, allergic alveolitis in susceptible individuals. It is reported to be allergenic (skin). It is commonly found in carpet, wallpaper, and in interior fiberglass duct insulation. Some species can produce mycotoxins. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms; chronic cases may develop pulmonary emphysema. It may also cause headaches, vomiting, and diarrhea.

Periconia sp.

Periconia sp. are found in soil, blackened and dead herbaceous stems leaf spots, grasses, rushes, and sedges. Almost always associated with other fungi. Rarely found growing indoors. Reportedly associated with a rare case of mycotic keratitis.

Pithomyces sp.

A common mold found on dead leaves, plants, soil and especially grasses. Causes facial eczema in ruminants. It exhibits distinctive multi-celled brown conidia. It is not known to be a human allergen or pathogen. It is rarely found indoors, although it can grow on paper.

Rusts/Smuts

These fungi are associated with plant diseases. In the classification scheme of the fungi, the smuts have much in common with the rusts, and they are frequently discussed together. Both groups produce wind-borne, resistant teliospores that serve as the basis for their classification and their means of spread. Rusts usually attack vegetative regions (i.e., leaves and stems) of plants; smuts usually are associated with the reproductive structures (seeds). They can cause hay fever and asthma.

Spegazzinia

Spegazzinia species comprise a very small proportion of the fungal biota. This genus is somewhat related to other lobed or ornamented genera such as *Candelabrum*. No information is available regarding health effects or toxicity. Allergenicity has not been studied. Usually identified on spore trap samples where it is seen every few weeks. (Spores have very distinctive morphology.) May also be found in air by culturable (Andersen) samples if a long enough incubation period is provided so that sporulation occurs. Our laboratory has never found this organism growing on indoor environmental surfaces. Natural habitat includes soil and many kinds of trees and plants.

Sporotrichum

Sporotrichum species comprise a very small proportion of the fungal biota and are most closely related to other colorless hyphomycetes such as *Chrysosporium*. The only information available regarding health effects are a few rare cases of repeated isolations from respiratory secretions suggestive of bronchopulmonary colonization. No information is available regarding toxicity. Allergenicity has not been studied. May be identified on surfaces by tape lifts, tease mounts from bulk samples, and in air by culturable (Andersen) samples. Many times sporulating colorless fungi are very difficult to identify, with critical structures only very faintly visible under oil immersion magnification. Thus, these isolates may be placed in the category "Colorless, sporulating, ID unknown" on the Andersen report format. Spores do not have distinctive morphology and would be categorized as "other colorless" on spore trap samples. Natural habitat includes soil and decaying wood.

Stachybotrys sp.

Aw - 0.94, optimum Aw ->0.98. Several strains of this fungus (*S. atra*, *S. chartarum* and *S. alternans* are synonymous) may produce a trichothecene mycotoxin- Satratoxin H - which is poisonous by inhalation. The toxins are present on the fungal spores. This is a slow growing fungus on media. It does not compete well with other rapidly growing fungi. The dark colored fungus grows on building material with high cellulose content and low nitrogen content. Areas with a relative humidity above 55%, and are subject to temperature fluctuations, are ideal for toxin production. Individuals with chronic exposure to the toxin produced by this fungus reported cold and flu symptoms, sore throats, diarrhea, headaches, fatigue, dermatitis, intermittent local hair loss and generalized malaise. Other symptoms include coughs, rhinitis, nosebleed, a burning sensation in the nasal passages, throat, and lungs, and fever. The toxins produced by this fungus will suppress the immune system affecting the lymphoid tissue and the bone marrow. Animals injected with the toxin from this fungus exhibited the following symptoms: necrosis and hemorrhage within the brain, thymus, spleen, intestine, lung, heart, lymph node, liver, and kidney. Affects by absorption of the toxin in the human lung are known as pneumomycosis.

This organism is rarely found in outdoor samples. It is usually difficult to find in indoor air samples unless it is physically disturbed (or possibly -this is speculation- a drop in the relative humidity). The spores are in a gelatinous mass. Appropriate media for the growth of this organism will have high cellulose content and low nitrogen content. The spores will die readily after release. The dead spores are still allergenic and toxigenic. Percutaneous absorption has caused mild symptoms.

Stemphylium sp.

Reported to be allergenic. Isolated from dead plants and cellulose materials.

Torula sp.

Found outdoors in air, soil, on dead vegetation, wood, and grasses. Also found indoors on cellulose materials. Reported to be allergenic and may cause hay fever and asthma.

Tetraploa

Tetraploa species comprise a very small proportion of the fungal biota. This genus is somewhat related to *Triposporium* and *Diplocladiella*. The only reported human infections are two cases of keratitis (1970, 1980) and one case of subcutaneous infection of the knee (1990). No information is available regarding other health effects or toxicity. Allergenicity has not been studied. Usually identified on spore trap samples where it is seen every few weeks. (Spores have very distinctive morphology.) Our laboratory has never found this organism growing on indoor environmental surfaces. Natural habitat includes leaf bases and stems just above the soil on many kinds of plants and trees.

Ulocladium sp.

Aw 0.89. Isolated from dead plants and cellulose materials. Found on textiles.

Zygomycetes

Zygomycetes are one of the four major groups of fungi, the others being the Oomycetes, the Ascomycetes, and the Basidiomycetes. Zygomycetes are common, fast growing, and often overgrow and/or inhibit other fungi nearby. *Rhizopus* and *Mucor* are two of the most common Zygomycetes seen in the indoor environment. However, others are seen as well, including *Syncephalastrum*, *Circinella*, *Mortierella*, *Mycotypha*, *Cunninghamella*, and *Choanephora*. For further information, please see descriptions of these individual genera.

The following table lists mycotoxins that are produced by certain types of fungi:

Fungi	Mycotoxin
<i>Acremonium crocinigenum</i>	Crocin
<i>Aspergillus favus</i>	Alfatoxin B, cyclopiazonic acid
<i>Aspergillus fumigatus</i>	Fumagilin, gliotoxin
<i>Aspergillus carneus</i>	Citrinin
<i>Aspergillus clavatus</i>	Cytochalasin, patulin
<i>Aspergillus Parasiticus</i>	Alfatoxin B
<i>Aspergillus nomius</i>	Alfatoxin B
<i>Aspergillus niger</i>	Ochratoxin A, malformin, oxalic acid
<i>Acremonium crocinigenum</i>	Crocin
<i>Aspergillus nidulans</i>	Sterigmatocystin
<i>Aspergillus ochraceus</i>	Ochratoxin A, penicillic acid
<i>Aspergillus versicolor</i>	Sterigmatocystin, 5 ethoxysterigmatocystin
<i>Aspergillus ustus</i>	Ausdiol, austamide, austocystin, brevianamide
<i>Aspergillus terreus</i>	Citreoviridin
<i>Alternaria</i>	Alternariol, altertoxin, altenuene, altenusin, tenuazonic acid
<i>Arthrimum</i>	Nitropropionic acid
<i>Bioploaris</i>	Cytochalasin, sporidesmin, sterigmatocystin
<i>Chaetomium</i>	Chaetoglobosin A,B,C. Sterigmatocystin
<i>Cladosporium</i>	Cladosporic acid
<i>Clavipes purpurea</i>	Ergotism
<i>Cylindrocoryn</i>	Trichothecene
<i>Diplodia</i>	Diplodiatxin
<i>Fusarium</i>	Trichothecene, zearalenone
<i>Fusarium moniliforme</i>	Fumonisin
<i>Emericella nidulans</i>	Sterigmatocystin
<i>Gliocladium</i>	Gliotoxin
<i>Memnoniella</i>	Griseofulvin, dechlorogriseofulvin, epi-dechlorogriseofulvin, trichodermin, trichodermol
<i>Myrothecium</i>	Trichothecene
<i>Paecilomyces</i>	Patulin, viriditoxin
<i>Penicillium aurantiocandidum</i>	Penicillic acid
<i>Penicillium aurantiogriseum</i>	Penicillic acid
<i>Penicillium brasilanum</i>	Penicillic acid
<i>Penicillium brevicompactum</i>	Mycophenolic acid
<i>Penicillium camemberti</i>	Cyclopiazonic acid
<i>Penicillium carneum</i>	Mycophenolic acid, Roquefortine C
<i>Penicillium crateriforme</i>	Rubratxin

Fungi	Mycotoxin
<i>Penicillium citrinum</i>	Citrinin
<i>Penicillium commune</i>	Cyclopiazonic acid
<i>Penicillium crustosum</i>	Roquefortine C
<i>Penicillium chrysogenum</i>	Roquefortine C
<i>Penicillium discolor</i>	Chaetoglobosin C
<i>Penicillium expansum</i>	Citrinin, Roquefortine C
<i>Penicillium griseofulvum</i>	Roquefortine C, cyclopiazonic acid, griseofulvin
<i>Penicillium hirsutum</i>	Roquefortine C
<i>Penicillium hordei</i>	Roquefortine C
<i>Penicillium nordicum</i>	Ochratoxin A
<i>Penicillium paneum</i>	Roquefortine C
<i>Penicillium palitans</i>	Cyclopiazonic acid
<i>Penicillium polonicum</i>	Penicillic acid
<i>Penicillium roqueforti</i>	Roquefortine C, Mycophenolic acid
<i>Penicillium veridicatum</i>	Penicillic acid
<i>Penicillium verrucosum</i>	Citrinin, ochratoxin A
<i>Penicillium/ Aspergillus</i>	Patulin
<i>Penicillium/ Aspergillus/Alternaria</i>	Glitoxin
<i>Phomopsis</i>	Macrocyclic trichothecenes
<i>Phoma</i>	Brefeldin, cytochalasin, secalonic acid, tenuazonic acid
<i>Pithomyces</i>	Sporidesmin
<i>Rhizoctonia</i>	Slaframine
<i>Rhizopus</i>	Rhizonin
<i>Sclerotinia</i>	Furanocoumarins
<i>Stachybotrys chartarum</i>	Iso-satratoxin F, roridin E, L-2, satratoxin G & H, trichodermin, trichodermol, trichothecene
<i>Torula</i>	Cytotoxins
<i>Trichoderma</i>	Trichodermin, trichodermol, gliotoxin
<i>Trichothecium</i>	Trichothecene
<i>Wallemia</i>	Walleminol
<i>Zygosporium</i>	Cytochalasin

General terms

Allergen

An allergen is a substance that elicits an IgE antibody response and is responsible for producing allergic reactions. Chemicals are released when IgE on certain cells contact an allergen. These chemicals can cause injury to surrounding tissue - the visible signs of an allergy. Only a few fungal allergens have been characterized but all fungi are thought to be potentially allergenic. Fungal allergens are proteins found in either the mycelium or spores

"Black mold"

A poorly defined term. Black mold or toxic black mold has usually been associated with the mold *Stachybotrys chartarum*. While there are only a few molds that are truly black, there are many that can appear black. Not all molds that appear to be black are *Stachybotrys*.

Fungi

Fungi are neither animals nor plants and are classified in a kingdom of their own. The Kingdom of Fungi. Fungi include a very large group of organisms, including molds, yeasts, mushrooms and puffballs. There are >100,000 accepted fungal species but current estimates range to 1.5 million species. Mycologists (people who study fungi) have grouped fungi into four large groups according to their method of reproduction.

Hidden mold

This refers to visible mold growth on building structures that is not easily seen, including the areas above drop ceilings, within a wall cavity (the space between the inner and outer structure of a wall), inside air handlers, or within the ducting of a heating/ventilation system.

Microbial Volatile Organic Compounds (MVOCs)

Fungi produce chemicals as a result of their metabolism. Some of these chemicals, MVOCs, are responsible for the characteristic moldy, musty, or earthy smell of fungi, whether mushrooms or molds. Some MVOCs are considered offensive or annoying. Specific MVOCs are thought to be characteristic of wood rot and mold growth on building materials. The human nose is very sensitive to mold odors and sometimes more so than current analytical instruments.

Mold

Molds are a group of organisms that belong to the Kingdom of Fungi (see Fungi). Even though the terms mold and fungi had been commonly referred to interchangeably, all molds are fungi, but not all fungi are molds.

Mycotoxin

Mycotoxins are compounds produced by some fungi that are toxic to humans or animals. By convention, the term? Mycotoxin. Excludes mushroom toxins. Fungi that produce mycotoxins are called "toxigenic fungi."

Spore

General term for a reproductive structure in fungi, bacteria and some plants. In fungi, the spore is the structure which may be used for dissemination and may be resistant to adverse environmental conditions.

Toxic mold

The term "toxic mold" has no scientific meaning since the mold itself is not toxic. The metabolic byproducts of some molds may be toxic (see mycotoxin).

Hypha (plural, hyphae)

An individual fungal thread or filament of connected cells; the thread that represents the individual parts of the fungal body.



Southeast Environmental Microbiology Laboratories (SEEML)

Chain of Custody

410 W Grand Pkwy S, Suite 250, Katy, TX. 77494 Phone: 832-437-2667, www.seeml.com

Page 1 of 1

Company Information:		FOR LAB USE ONLY		Conditions of Samples Acceptable?		☒ YES ☐ NO		Requested Services								
				SEEML Reference Number:		SEEML LAB ID:		Mold/Bacteria Analysis								
				H-260810012		045 - 050		Non-Culturable				Culturable				
Company Name:	Inspection Pros	Address:	PO Box 1521		Turn Around Time				Spore Trap	Tape, Swab, Bulk	Water, Swab, Bulk					
Project Manager:	Robb Hill	(City, State, Zip)	Montgomery, Texas, 77356		R: 4-Hr Rush SD: Same Business Day ND: Next Business Day 2D: 2-Business Days 3D: 3-Business Days 4D: 4-Business Days 5D: 5-Business Days WH: Weekend/Holiday				Spore Trap Analysis	Non Fungal Biological Particulate Analysis	Direct Exam Surface Sample Analysis	Total Coliform, E. coli (Presence/Absence)	Sewage Assessment By QuantiTray	Pseudomonas aeruginosa By QuantiTray	Legionella (CDC-Method)	
Phone:	(713) 647-6090	Special Instructions:														
Email:	admin@inspectionprotx.com															
Project Information:				Environmental Conditions												
Date Sampled:	08/09/2026	Sample Type Abbreviations:		Precipitation in last 16 Hours:												
Project Name:		A- Allergenco AOC- Air O Cell S- Swab T- Tape		B- Bulk W- Water D- Dust M5- Micro 5		Relative Humidity I/O:		/								
Project Address:						Temperature I/O:		/								
City, State, Zip:	Richmond Tx 77406					Wind Conditions:										
Client Sample ID	Sample Location/Description	Sample Type	TAT	**Volume (L)	*Area	Notes:										
42984867	Exterior baseline	AOC	Same Day	75				☒	☐	☐	☐	☐	☐	☐	☐	
42984872	Kitchen/family room	AOC	Same Day	75				☒	☐	☐	☐	☐	☐	☐	☐	
42984855	Primary bedroom	AOC	Same Day	75				☒	☐	☐	☐	☐	☐	☐	☐	
42984875	Upstairs front left	AOC	Same Day	75				☒	☐	☐	☐	☐	☐	☐	☐	
42984906	Upstairs right rear	AOC	Same Day	75				☒	☐	☐	☐	☐	☐	☐	☐	
42984914	Garage apartment	AOC	Same Day	75				☒	☐	☐	☐	☐	☐	☐	☐	
								☐	☐	☐	☐	☐	☐	☐	☐	
								☐	☐	☐	☐	☐	☐	☐	☐	
								☐	☐	☐	☐	☐	☐	☐	☐	
								☐	☐	☐	☐	☐	☐	☐	☐	
Relinquished By:		Date/Time:		*Area is only required for culturable surface samples. **Volume = Pump setting (L/min) X minutes		Recieved By:		Date/Time:								
Robb Hill		08/09/2026				Alyssa Dizon		08/10/2026 09:33 AM								



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

P.O. Box 12057, Austin, TX 78711

Phone: 512-463-6599 or 800-803-9202

www.tdlr.texas.gov
