Coyote Ridge Elementary- Limited Mold Assessment Room 126

Treadway, David <treadwayd@lisd.net>

Fri 10/21/2022 10:35 AM

To: Cervantes, Padgett <cervantespi@lisd.net>;Thompson, Corry <thompsonca@lisd.net>
Cc: Butler, Leah <butlerlm@lisd.net>;Hughes, Jason <hughesjk@lisd.net>;Jones, Steven <jonessa@lisd.net>;Wiley, Richard <wileyr@lisd.net>

Mrs. Cervantes,

Good morning. I am sending this email to follow up with the results of a limited mold assessment conducted in Room 126. Ensolum LLC. conducted a limited mold assessment in Room 126 on September 30, 2022, per a campus request. It is typically assumed that indoor spore levels in an area with filtered or air-conditioned air, and activity levels associated with schools, average below the outdoor levels. Data from the airborne fungi sampling indicated that the total indoor concentration of mold/fungi in Room 126 was ***21%*** of the outdoor levels. Utilizing this theory, the indoor concentration levels were within the acceptable guidelines for areas with filtered or air-conditioned air. Even though the results were within guidelines, it would be my recommendation that the room be thoroughly cleaned and sanitized. The leak in the custodial room above classroom 126 will also need to be repaired. I would also recommend cleaning the rug in room 126 as mold spores can get trapped in rugs and carpets. Please let me know if you or your team have any questions.

Sincerely,
David Treadway

David Treadway
LISD Environmental Coordinator
Facility Services Department

ENSOLUM

October 19, 2022

Lewisville Independent School District
1597 Edmonds Lane
Lewisville, Texas 75067
Attn: Mr. David Treadway

Re: Limited Mold Assessment
Coyote Ridge Elementary School - Room 126
4520 Maumee Drive
Carrollton, Texas 75010
Ensolum Project No. 01A1288169

Ensolum, LLC (Ensolum) was retained to perform limited mold assessment services within Room 126 of Coyote Ridge Elementary School, 4520 Maumee Drive, Carrollton, Texas 75010. Enclosed is the report, including analytical data.

Ensolum appreciates this opportunity to be of service and looks forward to our continued work together. Please contact the undersigned with any questions or concerns you may have.

Sincerely,

Clinton S. Jech
Mold Assessment Consultant
MAC1444

Darren G. Bowden
Principal
MAC0321 EXP: 2/15/2024

1.0 INTRODUCTION

Ensolum was retained by David Treadway, LISD, to complete a Limited Mold Assessment within Room 126 of Coyote Ridge Elementary School, 4520 Maumee Drive, Carrollton, Texas 75010. The purpose of this investigation was to determine if elevated concentrations of airborne fungal spores and structures were present within the above-referenced areas. Ensolum completed the on-site investigation on September 30, 2022. The Limited Mold Assessment was performed in response to a complaint of possible indoor air quality issues within specific areas.

2.0 PROCEDURE

Ensolum visually inspected accessible areas of Room 126. Water damage was observed in the following locations:

VISIBLE WATER DAMAGE		
LOCATION	DATE	EXPLANATION
Room 126 Ceilings	9/30/2022	Visible water damage was observed on 2 ceiling tiles

Following the inspection of potential water-damaged building materials, Ensolum conducted a moisture investigation in the identified areas to determine if nonvisible water-damaged materials and other building materials within the investigation area were present. The moisture investigation was completed with a GE Protimeter BLD5364 moisture meter on accessible porous and semi-porous building materials in each area of concern. At the time of investigation, monitored building materials did not exhibit elevated moisture concentrations in comparison with similar and non-affected building materials in the structure and standard scientific guidelines.

Representative Relative Humidity readings were collected and recorded using an Extech Instruments Humidity / Temperature Pen. Measurements recorded during the investigation are listed in the chart below:

TEMPERATURE, RELATIVE HUMIDITY & SPECIFIC HUMIDITY				
LOCATION	**DATE**	**Temperature: F**	**Relative Humidity**	**Specific Humidity**
Exterior, Southwest	9/30/2022	80	22.0	33.0
Exterior, Northwest	9/30/2022	82	21.0	34.0
Room 126	9/30/2022	76	35.0	47.0

Area air samples were collected with Allergenco-D spore trap cassettes and analyzed for airborne fungal spores and structures. Samples were collected at a rate of 15 liters per minute. Indoor air sample(s) were collected for a five (5) minute period (75 liters) at a height of approximately five (5) feet above finished floor (AFF). Outdoor air samples were collected for a five (5) minutes period (75 liters) at a height of approximately five (5) feet above level ground. American Conference of Governmental Industrial Hygienists (ACGIH) guidelines were followed for the sample collection. Fungal air samples were collected in the following areas:

SPORE TRAP LOCATIONS	
SAMPLE NUMBER	**LOCATION**
1	Exterior
2	Exterior
3	Room 126

3.0 RESULTS

Currently, there are no regulatory standards for airborne fungal contamination. Therefore, results of the fungal analysis are compared against scientific guidelines. Bioaerosol samples are evaluated by comparing the indoor samples against the outdoor sample. The same types of fungi should be found in both the indoor and outdoor samples.

Should higher fungal concentrations occur in the indoor sample(s) or complaint areas, this generally indicates there is a source of fungal growth in the area. The types of fungi are also evaluated-the same types/genus of fungi should be present in both the indoor/complaint and outdoor/non-complaint samples.

The results of the fungal air samples collected were evaluated. Air testing performed using spore traps found that airborne mold spores within the investigation area were considerably lower and were qualitatively like those measured outside of the building at the time the sampling was performed.

CONCLUSIONS

Based on ENSOLUM's limited assessment and the analytical results, it appears that the indoor air quality, as it relates to airborne fungi, was within recommended guidelines on the day of the assessment.

ENSOLUM

APPENDIX A

ANALYTICAL RESULTS

IAQ Mold Report

Summary

Moody Labs
2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460
TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Coyote Ridge Elementary School Room 126
Project # : 01A1288169
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 22F-11116
Report Date : 10/04/2022
Sample Date: 09/30/2022
Spore Trap Type: Zefon - Air-O-Cell

On 9/30/2022, three (3) samples were submitted by a representative of Ensolum, LLC (located at 2351 W. Northwest Hwy Suite #1203, Dallas, TX 75220) for Spore Trap, Non-cultured mold analysis. This report consists of three sections; a summary section, a data detail section, and an analytical notes section.

Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter	
1	75	Exterior, Southwest * See Analytical Notes report for further details	Aspergillus / Penicillium	5050	44%
			Cladosporium	4488	39%
			Hyphal / Spore Fragments - Dematiaceous	600	5%
			Myxomycete / Periconia / Rust / Smut	387	3%
			Cercospora / Pseudocercospora	240	2%
			Alternaria	173	2%
			Paecilomyces	160	1%
			Ascospores	80	<1%
			Basidiospores	80	<1%
			Fusarium	53	<1%
			Curvularia	40	<1%
			Coprinus group	40	<1%
			Nigrospora	40	<1%
			Drechslera / Bipolaris / Helminthosporum / Exserohilum group	27	<1%
			Ganoderma	27	<1%
			Epicoccum	27	<1%
			Spegazzinia	13	<1%
			Total:	11525	100%

IAQ Mold Report

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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter	
2	75	Exterior, Northwest * See Analytical Notes report for further details	Aspergillus / Penicillium	10100	63%
			Cladosporium	2854	18%
			Myxomycete / Periconia / Rust / Smut	1783	11%
			Hyphal / Spore Fragments - Dematiaceous	773	5%
			Basidiospores	120	<1%
			Cercospora / Pseudocercospora	107	<1%
			Alternaria	67	<1%
			Curvularia	53	<1%
			Pithomyces	40	<1%
			Ascospores	40	<1%
			Epicoccum	27	<1%
			Ganoderma	27	<1%
			Spegazzinia	27	<1%
			Drechslera / Bipolaris / Helminthosporum / Exserohilum group	13	<1%
			Coprinus group	13	<1%
			Nigrospora	13	<1%
			Pestalotia / Pestalotiopsis	13	<1%
			Fusarium	13	<1%
			Total:	16083	100%

IAQ Mold Report

Summary

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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter	
3	75	Room 126	Myxomycete / Periconia / Rust / Smut	1360	40%
			Aspergillus / Penicillium	826	24%
			Hyphal / Spore Fragments - Dematiaceous	493	15%
			Curvularia	187	6%
			Drechslera / Bipolaris / Helminthosporum / Exserohilum group	133	4%
			Cladosporium	133	4%
			Basidiospores	107	3%
			Alternaria	80	2%
			Nigrospora	40	1%
			Coprinus group	13	<1%
			Total:	3372	100%

This report shall not be reproduced except in full, without approval of the laboratory. Data contained in this test report relates only to the samples tested. This report does not express or imply interpretation of the results contained herein. Interpretation should be made by a qualified professional. Moody Labs assumes no responsibility for the manner in which these samples were collected or handled prior to being received at this laboratory. Volume, area, and/or weight is provided by the customer. Moody Labs assumes no responsibility for the qualifications of personnel performing sampling and/or interpretations of this data.

Analyst(s): Elham Mohammadian

Lab Director : Heather Lopez — Approved Signatory : Heather Lopez

Lab Director : Bruce Crabb — Approved Signatory : Bruce Crabb

Thank you for choosing Moody Labs

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IAQ Mold Report

Data Detail

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

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Sample Date: 09/30/2022
Spore Trap Type: Zefon - Air-O-Cell

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Sample ID:	1					2					3				
Location:	Exterior, Southwest					Exterior, Northwest					Room 126				
Media Expires On:	Aug 2023					Aug 2023					Aug 2023				
Notes Included:	See Analytical Notes					See Analytical Notes									
Volume:	75					75					75				
	raw ct	RL	spores/m³	%total	spores/m³ SF	raw ct	RL	spores/m³	%total	spores/m³ SF	raw ct	RL	spores/m³	%total	spores/m³ SF
Alternaria	13	13	173	2%	170	5	13	67	<1%	70	6	13	80	2%	80
Ascospores	6	13	80	<1%	80	3	13	40	<1%	40					
Aspergillus / Penicillium	101	50	5050	44%	5000	101	100	10100	63%	10000	62	13	826	24%	830
Basidiospores	6	13	80	<1%	80	9	13	120	<1%	120	8	13	107	3%	100
Cercospora / Pseudocercospora	18	13	240	2%	240	8	13	107	<1%	100					
Chaetomium															
Cladosporium	101	44	4488	39%	4500	107	27	2854	18%	2900	10	13	133	4%	130
Coprinus group	3	13	40	<1%	40	1	13	13	<1%	10	1	13	13	<1%	10
Curvularia	3	13	40	<1%	40	4	13	53	<1%	50	14	13	187	6%	190
Drechslera / Bipolaris / Helminthosp	2	13	27	<1%	30	1	13	13	<1%	10	10	13	133	4%	130
Epicoccum	2	13	27	<1%	30	2	13	27	<1%	30					
Fusarium	4	13	53	<1%	50	1	13	13	<1%	10					
Ganoderma	2	13	27	<1%	30	2	13	27	<1%	30					
Hyphal / Spore Fragments - Dematia	45	13	600	5%	600	58	13	773	5%	770	37	13	493	15%	490
Hyphal / Spore Fragments - Hyaline															
Myxomycete / Periconia / Rust / Sm	29	13	387	3%	390	107	17	1783	11%	1800	102	13	1360	40%	1400
Nigrospora	3	13	40	<1%	40	1	13	13	<1%	10	3	13	40	1%	40
Paecilomyces	12	13	160	1%	160										
Pestalotia / Pestalotiopsis						1	13	13	<1%	10					
Pithomyces						3	13	40	<1%	40					
Spegazzinia	1	13	13	<1%	10	2	13	27	<1%	30					
Stachybotrys															
TOTALS	351		11525	100%	12000	416		16083	100%	16000	253		3372	100%	3400
Analyst	Elham Mohammadian					Elham Mohammadian					Elham Mohammadian				
Analysis Date	10/4/2022					10/4/2022					10/4/2022				
Debris Rating	3					3					4				
Debris Composition															
Fibers	2/5					1/5					2/5				
Inorganic/Other	3/5					3/5					3/5				
Insect Parts	0/5					0/5					0/5				
Pollen	1/5					1/5					1/5				
Skin/Dander	1/5					1/5					4/5				

End of Data Detail section
22F-11116

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IAQ Mold Report

Analytical Notes

Moody Labs
2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460
TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Coyote Ridge Elementary School Room 126
Project # : 01A1288169
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 22F-11116
Report Date : 10/04/2022
Sample Date : 09/30/2022
Spore Trap Type: Zefon - Air-O-Cell

This report consists of three sections; a summary section, a data detail section, and an analytical notes section. Results may not be reported except in full.

Samples Analyzed

Sample No	1 : Exterior, Southwest
Notes:	Please note: the minimum reporting limit for Aspergillus / Penicillium is 50 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers. Please note: the minimum reporting limit for Cladosporium is 44 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers.
Sample No	2 : Exterior, Northwest
Notes:	Please note: the minimum reporting limit for Aspergillus / Penicillium is 100 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers. Please note: the minimum reporting limit for Cladosporium is 27 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers. Please note: the minimum reporting limit for Myxomycete / Periconia / Rust / Smut is 17 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers.

Field Blanks

No discernable field blanks were submitted with this set of samples.

NOTE: All remaining samples suitable for analysis.

IAQ Mold Report

Analytical Notes

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

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AIHA EMPAT ID: 102577

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Sample Date : 09/30/2022
Spore Trap Type: Zefon - Air-O-Cell

This report consists of three sections; a summary section, a data detail section, and an analytical notes section. Results may not be reported except in full.

Methods

Method: MLQ - 0112 / ASTM D7391: Categorization and Quantification of Airborne Fungal Structures in an Inertial Impaction.
Sample by Optical Microscopy.
Samples are read at 100% under 400x magnification unless noted. Partial readings may be employed when concentrations are elevated. Use final spore concentrations, not raw spore counts, for interpretation of results.
Calculation: Spores/cubic meter = (Raw spore count)*(RL)
Note: RL (Reporting Limit) is based upon 1 raw spore count.
Moody Labs recommends two significant figures for calculated values based on ASTM D7391.

This report must not be used by the customer to claim product certification, approval, or endorsement by AIHA, ISO, or any agency of the Federal Government.

Debris Rating Key

0 - No linear trace detected
1 - Trace particulate/debris
2 - Light particulate/debris
3 - Moderate particulate/debris
4 - Substantial particulate/debris
5 - Extensive particulate/debris
6 - Field blank
10 - Hold Sample
11 - Modified Analysis per Client Instructions

NOTE: Particulate/debris are defined as skin, fibers, pollen grains, insect parts, fungal and/or other non-fungal particles.

IAQ Mold Report

Analytical Notes

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Lab ID # 102577

End of Analytical Notes section
22F-11116

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IAQ Mold Report

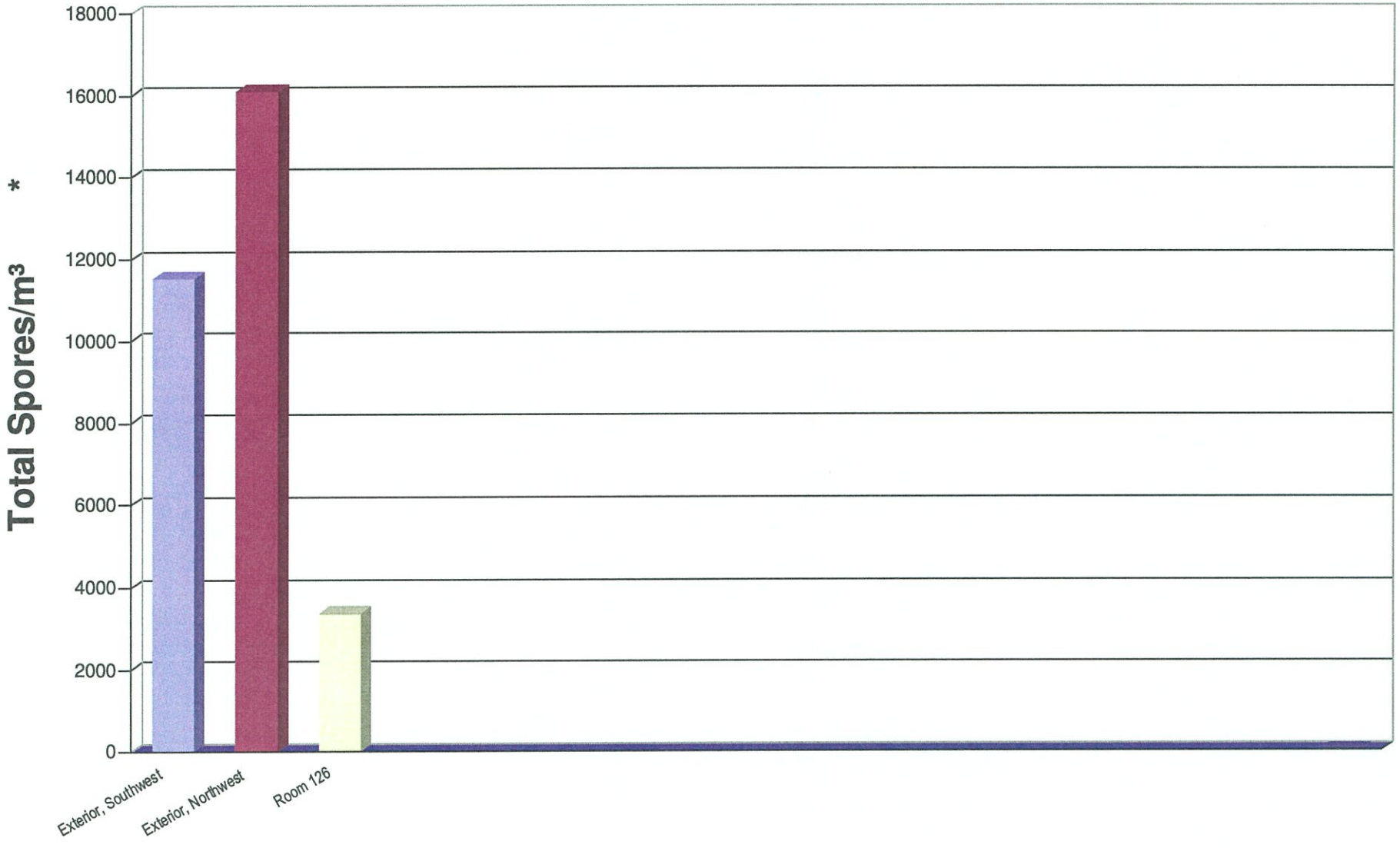
Supplemental Overview

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

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Coyote Ridge Elementary School Room 126
Project # : 01A1288169

Lab Job No. 22F-11116
Report Date 10/04/2022
Sample Date : 09/30/2022



IAQ Mold Report

Supplemental Overview

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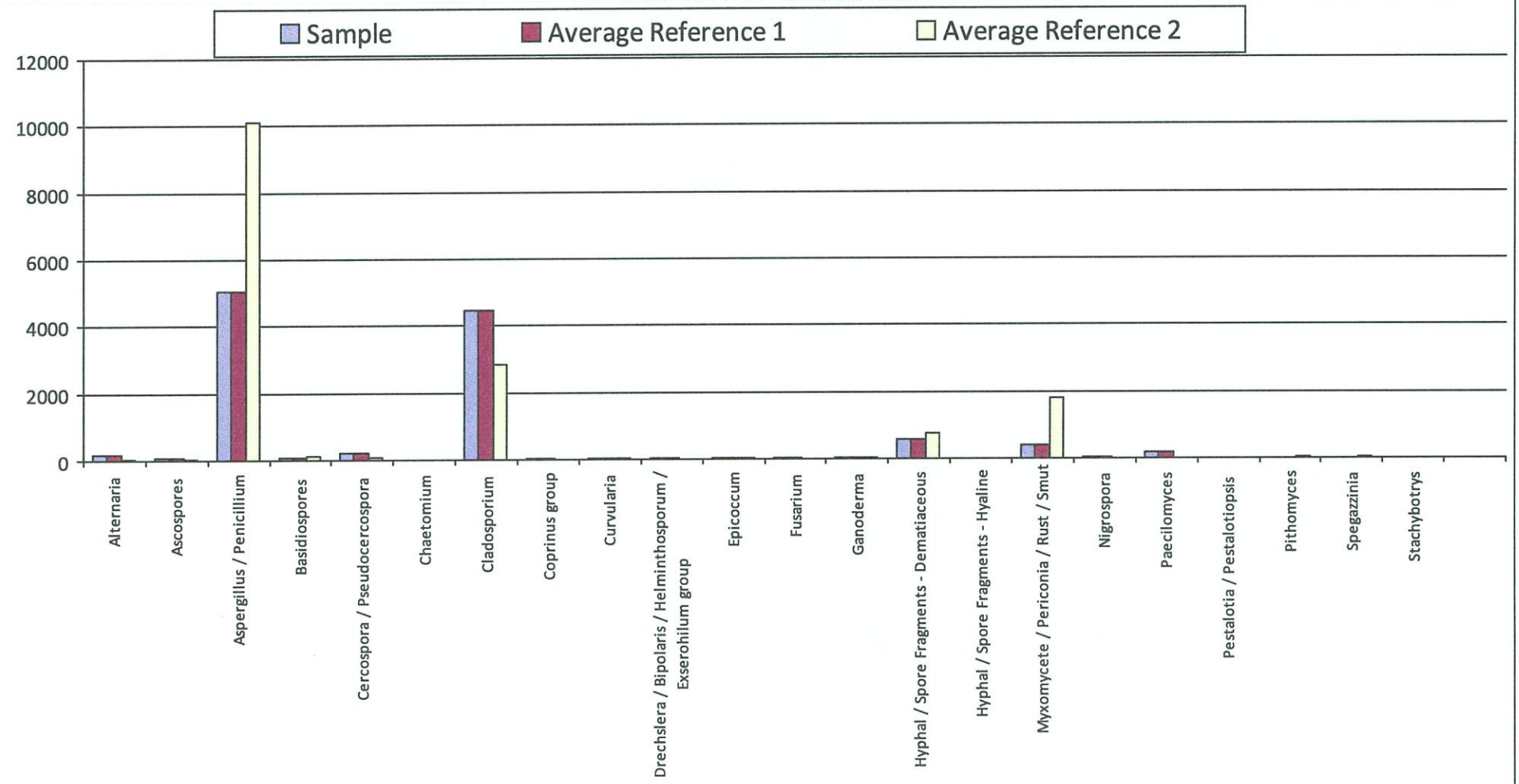
2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Coyote Ridge Elementary School Room 126
Project # : 01A1288169

Exterior, Southwest

Lab Job No. 22F-11116
Report Date 10/04/2022
Sample Date : 09/30/2022



Average Reference 1 = Exterior, Southwest

Average Reference 2 = Exterior, Northwest

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

IAQ Mold Report

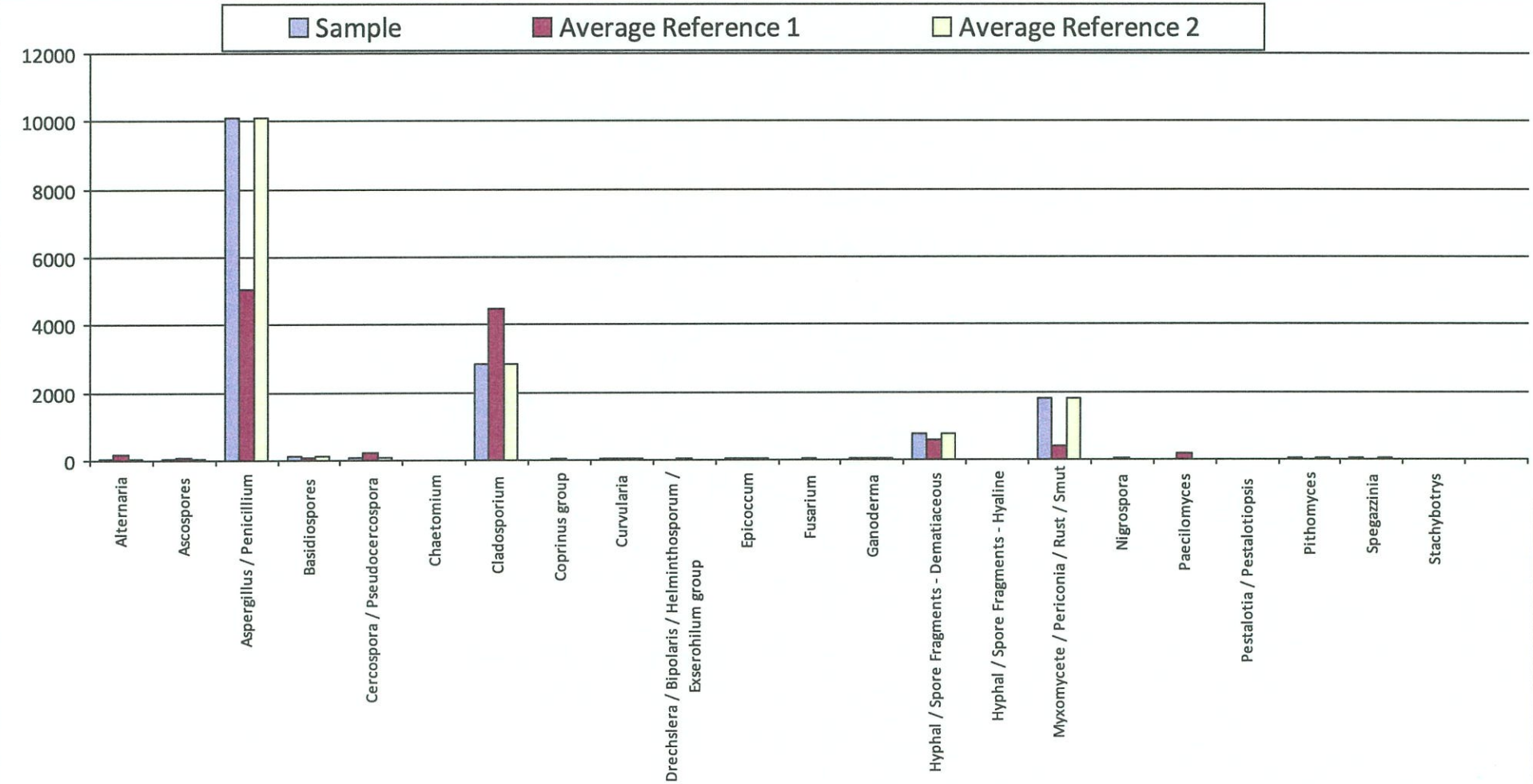
Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Coyote Ridge Elementary School Room 126
Project # : 01A1288169

Exterior, Northwest

Lab Job No. 22F-11116
Report Date 10/04/2022
Sample Date : 09/30/2022



Average Reference 1 = Exterior, Southwest

Average Reference 2 = Exterior, Northwest

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

IAQ Mold Report

Supplemental Overview

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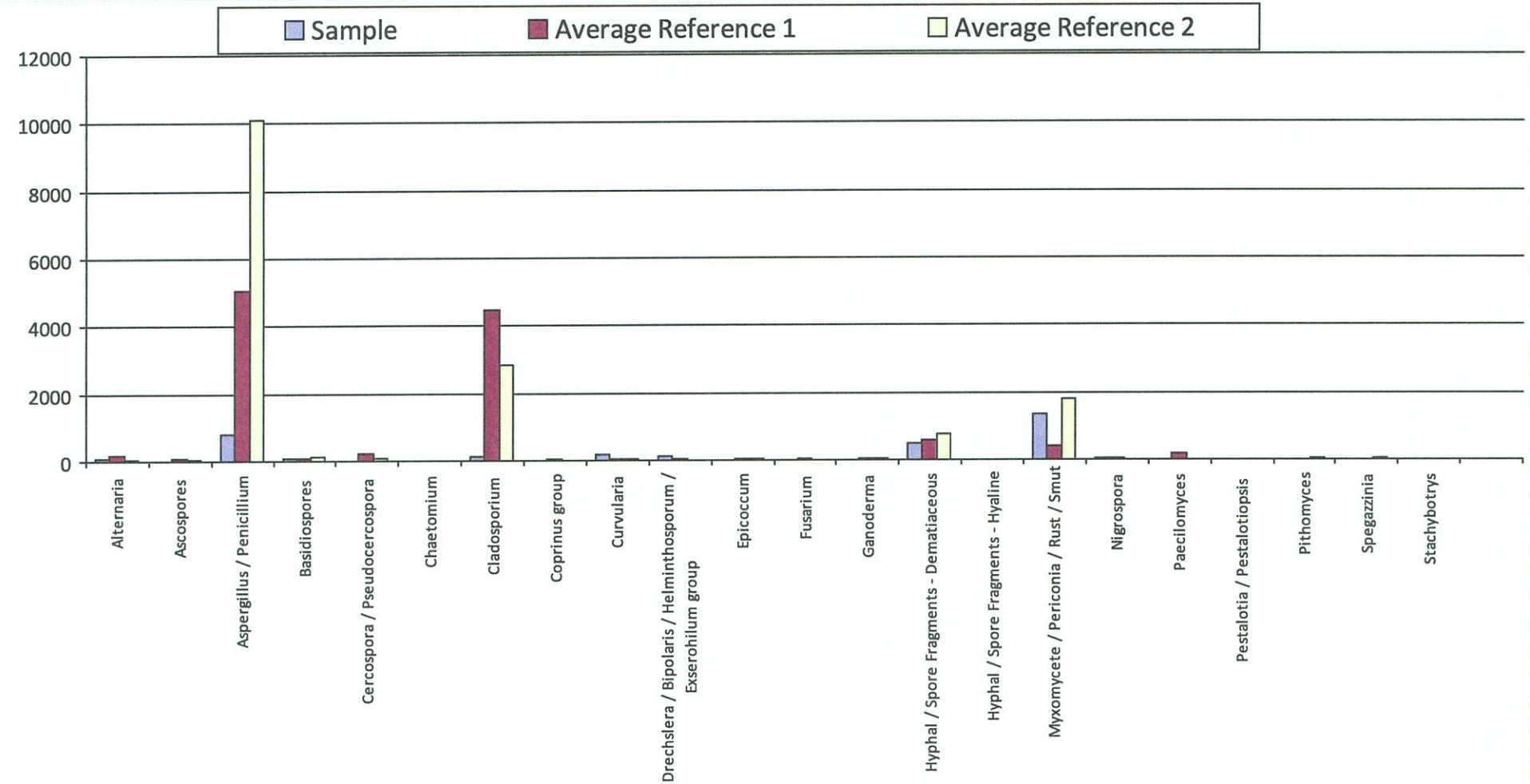
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Coyote Ridge Elementary School Room 126
Project # : 01A1288169

Lab Job No. 22F-11116
Report Date 10/04/2022
Sample Date : 09/30/2022

Room 126



Average Reference 1 = Exterior, Southwest

Average Reference 2 = Exterior, Northwest

End of Supplemental Overview section
22F-11116

Moody Labs

Chain of Custody

Lab Job #: 22F-11116 SKA
Lab Job #: 3Aoc
Lab Job #:

AFTER HOURS / WEEKEND WORK: ☐ YES ☐ NO
Please call in advance for after hours / immediate pricing & availability

Page 1 of 1

ASBESTOS PLM

Bulk ☐ Immediate ☐ 1 day ☐ 2 day ☐ 3 day ☐ 5 day
☐ Analyze All ☐ Positive Stop

PCM Air (7400)

☐ Immediate ☐ 1 day ☐ 2 day ☐ 3 day ☐ 5 day
Analyze Blanks ☐ Yes ☐ No

TOTAL DUST(0500/0600)

☐ 1 day ☐ 2 day

ASBESTOS TEM

Air AHERA Method ☐ Late Night* ☐ 6 hr ☐ 12 hr ☐ 24 hr
Air 7402 (Modified) ☐ 1 day ☐ 2 day ☐ 3 day
Bulk ☐ 1 day ☐ 2 day ☐ 3 day ☐ 5 day
Water/Wipe/Micro Vac ☐ 1 day ☐ 2 day ☐ 3 day
Analyze Blanks ☐ Yes ☐ No

*Late night analysis surcharges apply

MOLD

Direct Exam ☐ Immed ☐ 1 day ☐ 2 day ☐ 5 day
Standard Air ☐ Immed ☐ 1 day ☒ 2 day ☐ 5 day
Expanded Air ☐ Immed ☐ 1 day ☐ 2 day ☐ 5 day
Culture** ☐ 10-14 days
TPC w/ Yeast & Mold (TYMC)** ☐ 5 day
Analyze Blanks ☐ Yes ☐ No

BACTERIA**

Total Plate Count (TAMC) ☐ 2 day
Coliform & E. coli (P/A) ☐ 1 day
Staphylococcus aureus ☐ 1 day

Please note Bateria / Mold Culture turnarounds are approximate and subject to analytical requirements

OTHER:

Billing Company / City: Ensolum, LLC Dallas
# of Samples: 3
Sample Date: 9/30/2022
Project: Coyote Ridge Elementary School Room 126
Project #: 01A1288169
Contact Information: Name: Clint Jech
Phone #:
E-mail Results to: Clint/Barten/Toni Martin
Mobile #: (972)989-1081
Invoice Address: tmartin@ensolum.com
P.O. #:

Please review paperwork and samples before submitting to lab. Unsealed / improperly packaged / damaged / expired samples or excessive administrative requests may incur additional fees

Notes:

Sample #	Sample Description	Vol. / Area (if applicable)	Location / Notes
1	Exterior, Southwest	75	T=80 °H=22 % SH=33 %
2	Exterior, Northwest	75	T=82 °H=21 % SH=34 %
3	Room 126	75	T=76° H=35 % SH=47% M=8.12%
			Ceilings: Ceiling Tile
			Walls: Sheetrock/cork board/CMU
			Floors: Floor Tile
			Visible Dust on HVAC Return Vent
			2 Water Stained Ceiling Tile

Released By:	Date / Time:	Received By:	Date / Time:
[signature]	9/30/2022 1456	[signature]	9/30/22 3:00pm
Released By:	Date / Time:	Received By:	Date / Time:

ENSOLUM

APPENDIX B

DEFINITIONS AND LIMITATION

ENSOLUM

Mold Services Definitions & Limitations

Ensolum performed services in accordance with generally accepted practices of the profession undertaken in similar services at the same time and in the same geographical area. No other warranties, express or implied, apply to the services hereunder or the final report.

Ensolum's services and any report have been prepared on behalf of and for the exclusive use of the Client solely for its use and reliance in assessing the presence of mold in the Investigation Areas of the site. The Client was the only party to which Ensolum explained the risks and limitations of the services and was solely involved in shaping the scope of services. Accordingly, reliance on this report by any other party may involve assumptions leading to an unintended interpretation of findings and opinions. With the consent of the Client, Ensolum may offer reliance to third parties or contract with other parties to develop findings and opinions related to such party's unique risk management concerns. Notwithstanding the foregoing, reliance by any and all third parties upon this deliverable, Ensolum's services or any subsequent report shall be limited in the aggregate to the fair market value of the services provided by Ensolum.

"Limited Mold Assessment". This deliverable uses the term "Limited Mold Assessment" to denote that Ensolum's mold assessment services are limited: (i) to certain portions of the building structure (e.g., the Investigation Areas), by non-destructive sampling methodologies, and/or by access limitations to building materials or components within the Investigation Area(s). In contrast to a "Limited Assessment" is a comprehensive assessment would involve destructive sampling methods with the assessment to be conducted throughout the entire building structure.

Time sensitive. One must keep in mind that mold assessments are essentially a "snap shot in time," and the results are only relevant at the time of site reconnaissance. Because mold, when biologically active, is a living organism, its presence is influenced and controlled by environmental conditions. Mold assessments, therefore, are "time sensitive" in that the presence and concentration of mold and similar organisms in building structures or in the air is directly influenced by environmental conditions (such as humidity, moisture, nutrients and substrates), whether natural or caused by man, which conditions may vary significantly over relatively short periods of time.

Methodologies. Currently, mold assessment methodologies and protocols in Texas are governed by persuasive guidelines (rather than promulgated federal/state or local regulations). Presently, there is no data that supports a threshold limit or dose-response relationship for exposure to mold aeroallergens, individual pathogens, opportunistic pathogens and/or mycotoxins. The Occupational Safety and Health Administration (OSHA), the National Institute of Occupational Safety and Health (NIOSH) and other non-governmental associations, have not yet established permissible exposure limits (PELs), recommended exposure limits (RELs), or other limit values for fungi. Because no limit values presently exist. Ensolum will not and cannot represent that the site contains no harmful microbes, mold, fungi, or their metabolites, or other latent conditions beyond those identified by the limited scope of this mold assessment.

Findings limited. Findings in an LMA are limited due to the nature of the information obtained such as a visual reconnaissance of readily accessible areas of building structures, interview information, anecdotal information, and limited sampling data derived from one or more specific sampling events. Ensolum cannot warrant the accuracy of prior or subsequent information/data, reports and services performed by other firms at the Site. Ensolum assumes no responsibility or liability for errors in information or data provided by or through the client or third party sources. Ensolum's services are not to be construed as legal or medical interpretation or advice.

Moisture Intrusion Limitation. Ensolum performs mold assessment services and is not a moisture intrusion, HVAC, plumbing or building envelope specialist. However, during the course of conducting its mold assessment services, Ensolum will report observed areas of apparent moisture intrusion. Ensolum does not and will not investigate the cause or causes of such observed moisture intrusion. In the event apparent moisture intrusion is observed, Ensolum will recommend that the client contact a specialist (i.e., plumbing contractor, building envelope specialist, HVAC contractor, water intrusion specialist, etc.) to assist the client in determining the specific cause or causes of the moisture intrusion and remedial options.

Certificate of Mold Damage Remediation (CMDR). For mold remediation projects (above certain size thresholds), applicable Texas law (i.e., Texas Occupation Code Section 1958.54 and T.A.C. Section 295.397 (the Texas Mold Assessment and Remediation Rules), requires that a "Certificate of Mold Damage Remediation" be issued by the Mold Remediation Contractor upon successful completion of the project. This certificate must be provided to property owners no later than the 10th day after the date on which the mold remediation is completed at a property. The Mold Remediation Certificate issued by the Mold Remediation Contractor must include a certification by the Mold Assessor that the mold remediation project has been successfully completed in accordance with the mold remediation protocol.

Be advised that Ensolum's issuance of a CMDR upon successful completion of a Mold Remediation project does not mean, warrant or otherwise guarantee that mold will not be subsequently found in any portion of an Investigation Area or the Site. In the event that Ensolum is engaged to render services in connection with a mold remediation project, ENSOLUM will require Client to provide to Ensolum written documentation that all sources of moisture which contributed to the presence of mold in the Investigation Area have been fully remediated and corrected prior to achieving clearance.