Downing Middle School Limited Mold Assessment Room 2450

Treadway, David <treadwayd@lisd.net>

Thu 2/15/2024 2:34 PM

To:Martin, Curtis <martinc@lisd.net>;Harycki, Brandie <haryckib@lisd.net>;Hilliard, David <hilliardd@lisd.net>
Cc:Jones, Steven <jonessa@lisd.net>;Overacker, Michael <overackerm@lisd.net>;Leeds, Mark <leedsm@lisd.net>

Mr. Martin,

Good afternoon. I am writing to follow up on a limited mold assessment conducted in room 2450 on January 31, 2024. On that day, Ensolum LLC conducted a limited mold assessment in room 2450 per a campus request. It is typically assumed that indoor spore levels in an area with filtered or air-conditioned air, and activities 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 2450 was 25%*** of the outdoor levels. Utilizing this theory, the indoor levels were within acceptable guidelines for areas with filtered or air-conditioned air. A visual inspection of the room found several stained ceiling tiles and dust around the vents. I requested that the central zone replace the ceiling tiles and clean the vents. They are also addressing the roof leak that caused the damaged tiles. It is also recommended that the room be thoroughly cleaned and sanitized as visible dirt and dust were identified. The final report will be available on the LISD website later today. Please let me know if you have any questions.

Sincerely,
David Treadway

David Treadway
LISD Environmental Coordinator
Facility Services Department

ENSOLUM

Limited Mold Assessment Report

Clayton Downing Middle School, Room 2450
5555 Bridlewood Blvd.
Flower Mound, TX 75028

February 7, 2024
Ensolum Project No. 01A1288207

Prepared for:

Lewisville Independent School District
340 Lake Haven
Lewisville, Texas 75057
Attn: David Treadway

Prepared by:

Ensolum, LLC
8330 LBJ Freeway, Suite 830
Dallas, Texas 75243

January 12, 2024

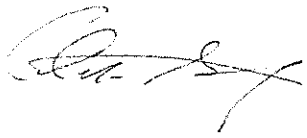
Lewisville Independent School District
340 Lake Haven
Lewisville, Texas 75057
Attn: David Treadway

Re: Limited Mold Assessment Report
Clayton Downing Middle School, Room 2450
5555 Bridlewood Blvd.
Flower Mound, TX 75028
Ensolum Project No. P01A1288207

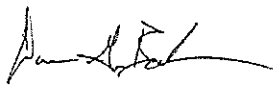
Ensolum, LLC (Ensolum) was retained by Mr. David Treadway on behalf of Lewisville Independent School District (Client, LISD) to perform limited mold assessment services within Clayton Downing Middle School, Room 2450, 5555 Bridlewood Blvd., Flower Mound, TX 75028. Enclosed is the report, including analytical 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,
ENSOLUM



Clinton S. Jech
Mold Assessment Consultant
MAC1444



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

Table of Contents

Limited Mold Assessment Report

Clayton Downing Middle School, Room 2450
5555 Bridlewood Blvd.
Flower Mound, TX 75028

1.0 INTRODUCTION

Ensolum was retained by Mr. David Treadway on behalf of Lewisville Independent School District (Client) to perform limited mold assessment services within Clayton Downing Middle School Room 2450, located at 5555 Bridlewood Blvd., Flower Mound, TX 75028. 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 January 31, 2024. 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 the 7th floor. Water damage was observed in the following locations:

VISIBLE WATER DAMAGE		
LOCATION	DATE	EXPLANATION
Exterior, Southeast	1/31/2024	N/A
Exterior, Northeast	1/31/2024	N/A
Room 2450	1/31/2024	Excessive dust in Room, excessive dust on HVAC supply & return vents, five (5) stained ceiling tiles and the air purifier is not running.

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, Southeast	1/31/2024	65 °F	39%	36%
Exterior, Northeast	1/31/2024	74 °F	32%	40%
Room 2450	1/31/2024	67 °F	44%	43%

Area air samples were collected with 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, Southeast
2	Exterior, Northeast
3	Room 2450

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.

4.0 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. The room should be cleaned to remove excessive dust.

APPENDIX A: ANALYTICAL DATA

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 : Downing MS Room 2450
Project # : 01A1288207
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 24F-01242
Report Date : 02/01/2024
Sample Date: 01/31/2024
Spore Trap Type: Zefon - Air-O-Cell

On 1/31/2024, three (3) samples were submitted by a representative of Ensolum, LLC (located at 8330 LBJ Freeway, Suite 830 8330 LBJ Freeway, Suite 830, Dallas, TX 75243) 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, Southeast	Basidiospores	1226	57%
			Cladosporium	307	14%
			Aspergillus / Penicillium	267	13%
			Ascospores	200	9%
			Hyphal / Spore Fragments - Dematiaceous	67	3%
			Myxomycete / Periconia / Rust / Smut	53	2%
			Alternaria	13	<1%
			Total:	2133	100%
2	75	Exterior, Northeast	Basidiospores	773	46%
			Aspergillus / Penicillium	440	26%
			Cladosporium	280	17%
			Hyphal / Spore Fragments - Dematiaceous	133	8%
			Ascospores	27	2%
			Alternaria	27	2%
			Hyphal / Spore Fragments - Hyaline	13	<1%
			Total:	1693	100%

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
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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter	
3	75	Room 2450	Hyphal / Spore Fragments - Dematiaceous	187	36%
			Basidiospores	147	28%
			Aspergillus / Penicillium	107	21%
			Cladosporium	27	5%
			Hyphal / Spore Fragments - Hyaline	13	2%
			Pithomyces	13	2%
			Curvularia	13	2%
			Alternaria	13	2%
			Total:	520	100%

Analyst(s): Sarah Bustillos

Lab Director : Heather Lopez — Approved Signatory : Heather Lopez

Lab Director : Bruce Crabb — Approved Signatory : Bruce Crabb

End of Summary section (24F-01242)

Thank you for choosing Moody Labs

IAQ Mold Report

Data Detail

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 : Downing MS Room 2450
Project # : 01A1288207
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 24F-01242
Report Date : 02/01/2024
Sample Date: 01/31/2024

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.

Sample ID:	1					2					3				
Location:	Exterior, Southeast					Exterior, Northeast					Room 2450				
Media Expires On:	Oct 2024					Oct 2024					Oct 2024				
Notes Included:															
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	1	13	13	<1%	10	2	13	27	2%	30	1	13	13	2%	10
Ascospores	15	13	200	9%	200	2	13	27	2%	30					
Aspergillus / Penicillium	20	13	267	13%	270	33	13	440	26%	440	8	13	107	21%	100
Basidiospores	92	13	1226	57%	1200	58	13	773	46%	770	11	13	147	28%	150
Chaetomium															
Cladosporium	23	13	307	14%	310	21	13	280	17%	280	2	13	27	5%	30
Curvularia											1	13	13	2%	10
Hyphal / Spore Fragments - Dematiaceou	5	13	67	3%	70	10	13	133	8%	130	14	13	187	36%	190
Hyphal / Spore Fragments - Hyaline						1	13	13	<1%	10	1	13	13	2%	10
Myxomycete / Periconia / Rust / Smut	4	13	53	2%	50										
Pithomyces											1	13	13	2%	10
Stachybotrys															
TOTALS	160		2133	100%	2100	127		1693	100%	1700	39		520	100%	520
Analyst	Sarah Bustillos					Sarah Bustillos					Sarah Bustillos				
Analysis Date	2/1/2024					2/1/2024					2/1/2024				
Debris Rating	3					3					3				
Debris Composition															
Fibers	1/5					1/5					2/5				
Inorganic/Other	3/5					3/5					2/5				
Insect Parts	0/5					0/5					0/5				
Pollen	1/5					1/5					1/5				
Skin/Dander	1/5					1/5					3/5				

End of Data Detail section
24F-01242

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 : Downing MS Room 2450
Project # : 01A1288207
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 24F-01242
Report Date : 02/01/2024
Sample Date : 01/31/2024
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.

NOTE: No abnormalities or exceptions noted during analysis. All samples suitable for analysis.

NOTE: No discernable field blanks were included with this sample set.

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-LAP LLC, 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

Moody Labs
2051 Valley View Lane
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Lab ID # 102577

End of Analytical Notes section
24F-01242

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

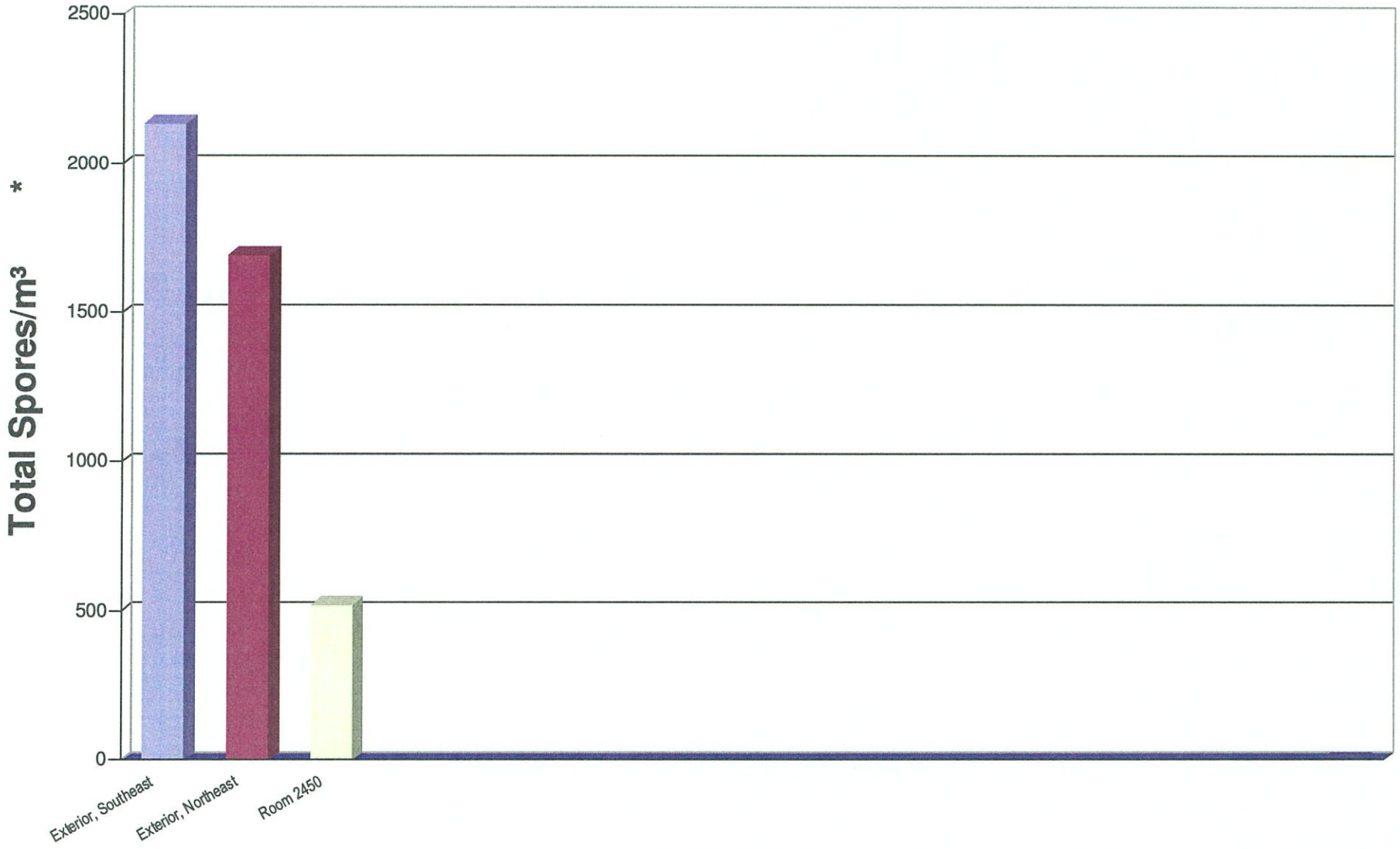
IAQ Mold Report

Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Downing MS Room 2450
Project # : 01A1288207

Lab Job No. 24F-01242
Report Date 02/01/2024
Sample Date : 01/31/2024



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

IAQ Mold Report

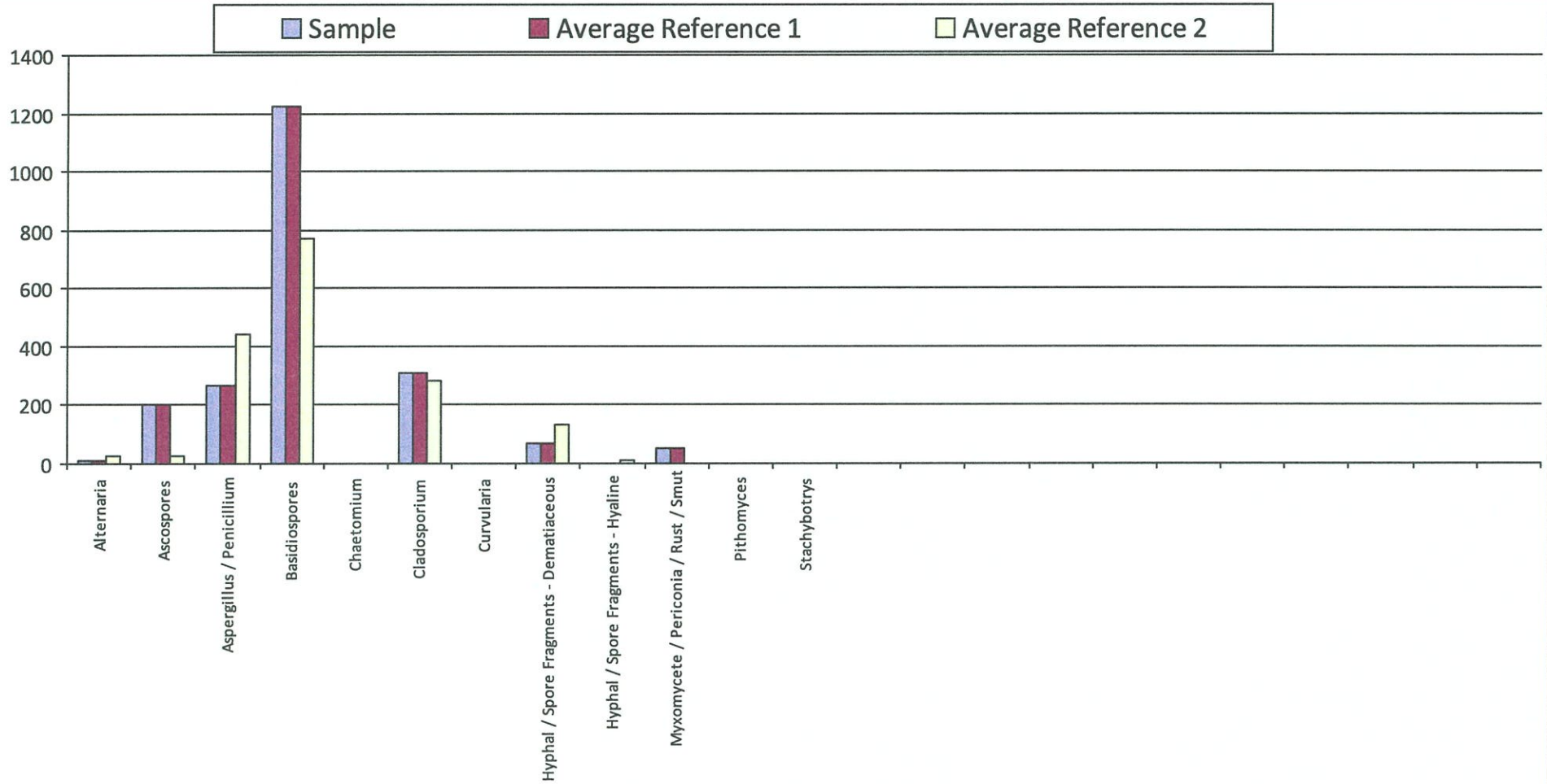
Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Downing MS Room 2450
Project # : 01A1288207

Exterior, Southeast

Lab Job No. 24F-01242
Report Date 02/01/2024
Sample Date : 01/31/2024



Average Reference 1 = Exterior, Southeast

Average Reference 2 = Exterior, Northeast

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

IAQ Mold Report

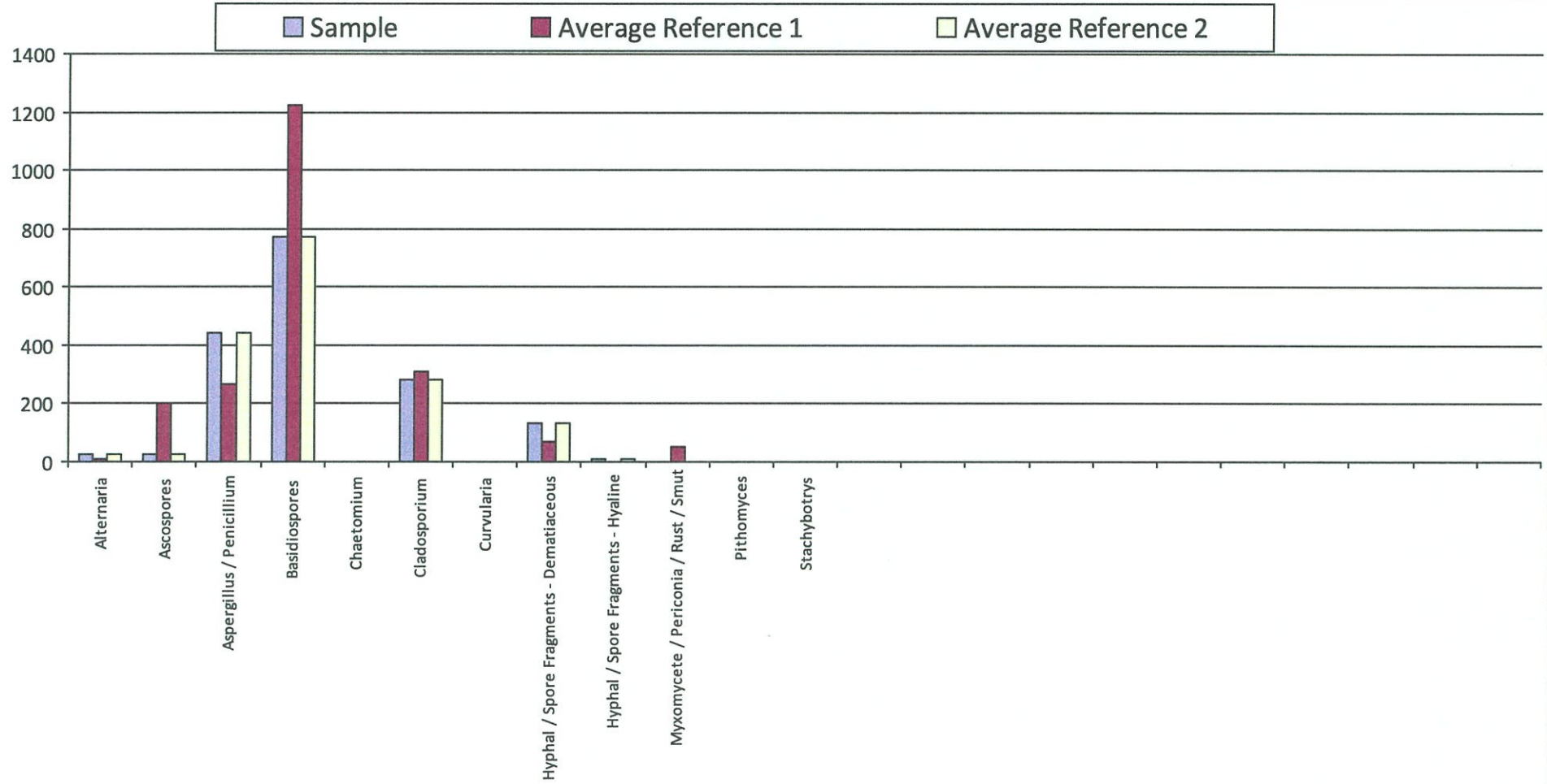
Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Downing MS Room 2450
Project # : 01A1288207

Exterior, Northeast

Lab Job No. 24F-01242
Report Date 02/01/2024
Sample Date : 01/31/2024



Average Reference 1 = Exterior, Southeast

Average Reference 2 = Exterior, Northeast

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

IAQ Mold Report

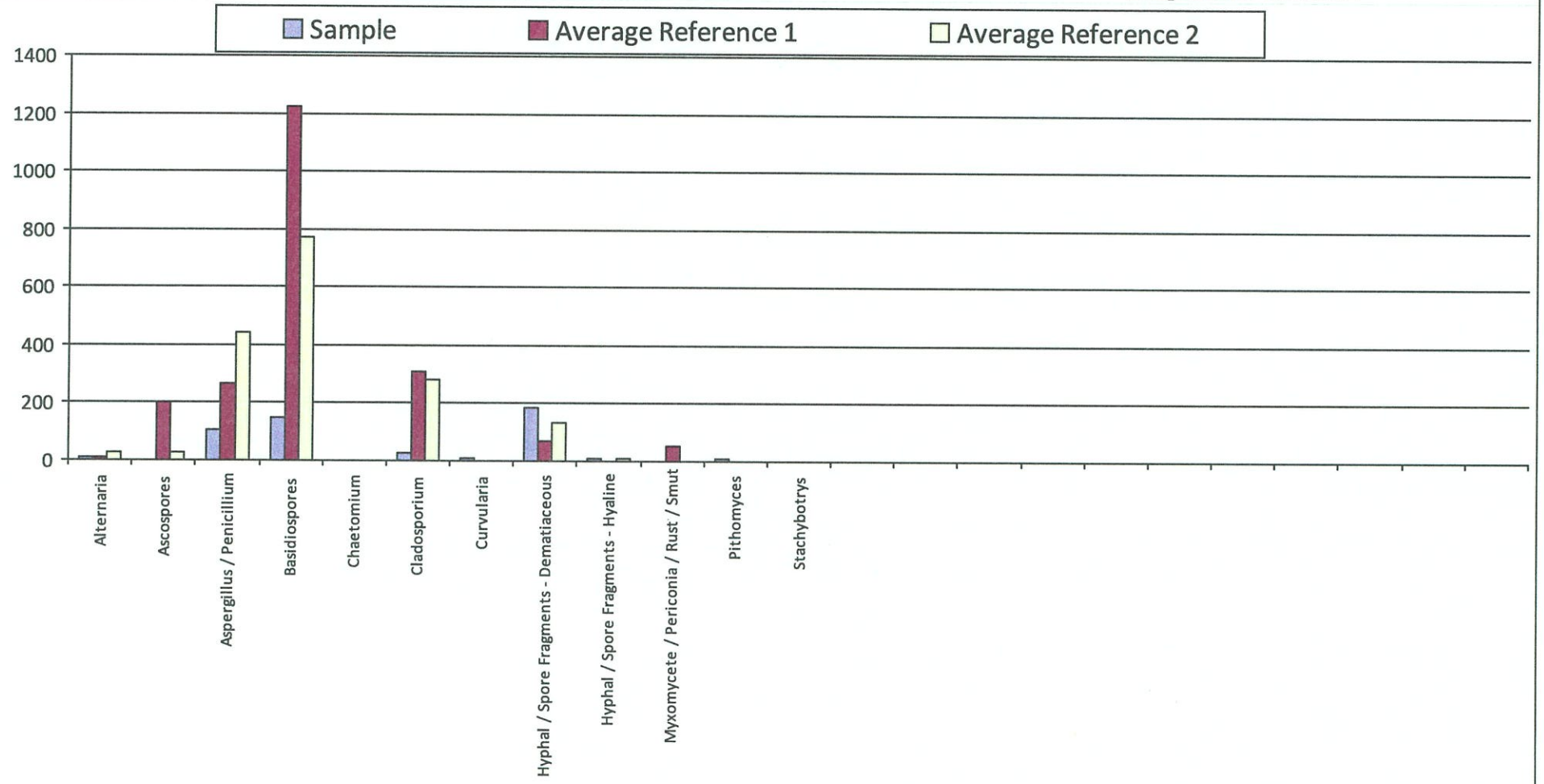
Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Downing MS Room 2450
Project # : 01A1288207

Room 2450

Lab Job No. 24F-01242
Report Date 02/01/2024
Sample Date : 01/31/2024



Average Reference 1 = Exterior, Southeast

Average Reference 2 = Exterior, Northeast

End of Supplemental Overview section (24F-01242)

Chain of Custody

Lab Job # 24F-01242 Std
Lab Job # A00-3
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 ☐ 5-7 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
TPC w/ Yeast & Mold (TYMC)** ☐ 5 day
Culture** ☐ 10-14 days
Analyze Blanks ☐ **Yes** ☐ **No**

BACTERIA**

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

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

OTHER:

Billing Company / City: Ensolum, LLC # of Samples: 3 Sample Date: 1/31/2024

Project: Downing MS Room 2450 Project #: 01A128B207

Contact Information: Name: Clint Sech Phone #:

E-mail Results to: Clint / Daeven / Toni Mobile #: (972) 989-1031

Invoice Address: Toni 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, Southeast	75	T=65° H=39%. SH=36%.
2	Exterior, Northeast	75	T=74° H=32%. SH=40%.
3	Room 2450	75	T=67° H=44%. SH=48%. M=10-11%. (Include on Report - Excessive Dust in Room, Excessive Dust on HVAC Supply & Return Vents, 5 Stained Ceiling Tiles, & Air purifier Not Running.)

Released By:	Date / Time:	Received By:	Date / Time:
Released By:	Date / Time:	Received By:	Date / Time:

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.

APPENDIX C: LICENCES

TEXAS DEPARTMENT OF LICENSING AND REGULATION
P.O. Box 12157
Austin, Texas 78711-2157
1-800-803-9202 (512) 463-6599
www.tdlr.texas.gov

If you cut around the border of the license it will fit in a standard 5" x 7" frame.

ENSOLUM, LLC
SUITE 1203
2351 W NORTHWEST HWY
DALLAS TX 75220-4433

Rick Figueroa
Chair

Thomas F. Butler
Vice Chair

Gerald R. Callas, M.D., F.A.S.A.
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Mold Assessment Company

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