Limited Mold Assessment Hicks Elementary Nurses Office

Treadway, David <treadwayd@lisd.net>

Mon 9/18/2023 9:35 AM

To:Rehfuss, Tracy <rehfusst@lisd.net>;Kown, Alexander <kowna@lisd.net> Cc:Braumuller, Colleen <braumullerca@lisd.net>;Hughes, Jason <hughesjk@lisd.net>;Jones, Steven <jonessa@lisd.net>;Cashman, Jinger <cashmans@lisd.net>

Mrs. Rehfuss,

Good morning. On 9/11/23, Ensolum LLC conducted a limited mold assessment in the nurse's office 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 the <u>nurse's office</u> was <u>4%</u> of the outdoor levels. Utilizing this theory, the indoor concentrations were well within acceptable guidelines for areas with filtered or air-conditioned air. The final report will be available on the LISD website as soon as I receive it from the vendor. Please let me know if you have any questions.

Sincerely, David Treadway

David Treadway LISD Environmental Coordinator Facility Services Department



September 18, 2023

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

Re:

Limited Mold Assessment Report

Hicks Elementary School - Rm. A103 - Nurse's Office

3651 Compass Drive Frisco, TX 75034

Ensolum Project No. 01A1288193

Ensolum, LLC (Ensolum) was retained to perform limited mold assessment services within Rm. A103 – Nurse's Office of Hicks Elementary School, located at 3651 Compass Drive in Frisco, Texas. 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,

Nolan Domain

Mold Assessment Consultant

Volan Tomair

MAC1479

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 Rm. A103 – Nurse's Office of Hicks Elementary School located at 3651 Compass Drive in Frisco, Texas. 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 11, 2023. 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 A103 - Nurse's Office. Water damage was observed in the following locations:

VISIBLE WATER DAMAGE						
LOCATION	DATE	EXPLANATION				
Outdoor Front	9/11/2023	N/A				
Nurse's Office	9/11/2023	No water damage observed				
Outdoor South	9/11/2023	N/A				

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 an Extech M0260 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:

TEMPERATU	TEMPERATURE, RELATIVE HUMIDITY & SPECIFIC HUMIDITY							
LOCATION	DATE	Temperature: F	Relative Humidity	Specific Humidity				
Outdoor Front	9/11/2023	80 °F	38%	58 GPP				
Nurses Room	9/11/2023	74 °F	40%	50 GPP				
Outdoor South	9/11/2023	85 °F	35%	63 GPP				

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				
ST-1	Outdoor Front				
ST-2	Nurse's Office				
ST-3	Outdoor South				

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.

APPENDIX A ANALYTICAL DATA



Summary

TDLR License No.: LAB0117 AIHA EMPAT ID: 102577

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client:

Ensolum, LLC

Project:

LISD, Hicks ES

Project #:

01A 1288 193

Sample Type: Spore Trap, Non-cultured

Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No.: 23F-10981

Report Date: 09/13/2023 Sample Date: 09/11/2023

Spore Trap Type: Zefon - Air-O-Cell

Page 1 of 2

On 9/11/2023, 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		ntration bic meter
ST-1	75	Outdoor Front * See Analytical Notes report for further details	Cladosporium Basidiospores Paecilomyces Ascospores Aspergillus / Penicillium Coprinus group Hyphal / Spore Fragments - Dematiaceous Alternaria Cercospora / Pseudocercospora Myxomycete / Periconia / Rust / Smut Drechslera / Bipolaris / Helminthosporum / Exserohilum group Fusarium Curvularia Hyphal / Spore Fragments - Hyaline Torula Nigrospora	3800 986 560 520 320 240 240 227 173 133 107 67 67 40 13 13	51% 13% 7% 4% 3% 3% 3% 2% 1% <1% <1% <1% <1% <1%
ST-2	75	Nurses Room	Pithomyces Total: Aspergillus / Penicillium Hyphal / Spore Fragments - Dematiaceous Ascospores Basidiospores Nigrospora Pithomyces Alternaria Total:	13 7519 93 53 40 27 13 13	<1% 100% 37% 21% 16% 11% 5% 5% 100%



Summary

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client: Ensolum, LLC

Project:

LISD, Hicks ES

Project #:

01A 1288 193

Sample Type: Spore Trap, Non-cultured

Test Method: Mold: MLQ - 0112 - Standard Profile

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Lab Job No.: 23F-10981

Report Date: 09/13/2023

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Page 2 of 2

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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter		
ST-3	75	Outdoor South * See Analytical Notes report for further details	Cladosporium Basidiospores Aspergillus / Penicillium Ascospores Hyphal / Spore Fragments -	2914 1413 893 453 240	42% 21% 13% 7% 3%	
			Dematiaceous Alternaria Myxomycete / Periconia / Rust / Smut Cercospora / Pseudocercospora Coprinus group Paecilomyces Drechslera / Bipolaris / Helminthosporum / Exserohilum group Curvularia Fusarium Hyphal / Spore Fragments - Hyaline	173 147 147 120 107 93 80 67 40	3% 2% 2% 2% 1% 1% <1% <1%	
			Total:		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.

Dylan Milholen

Lab Director: Heather Lopez Lab Director: Bruce Crabb

Approved Signatory: Bene Call

Thank you for choosing Moody Labs

SMLMS v13.83

End of Summary section (23F-10981)



IAQ Mold Report Data Detail

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client:

Ensolum, LLC

Project:

LISD, Hicks ES

Project #:

01A 1288 193

Sample Type: Spore Trap, Non-cultured

Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No.: 23F-10981

Report Date: 09/13/2023

Page 1 of 1 Sample Date: 09/11/2023

TDLR License No.: LAB0117

AIHA EMPAT ID: 102577

Spore Trap Type: Zefon - Air-O-Cell

Sample ID:	ST-1					ST-2				ST-3					
Location:	Outdoor Front					Nurses Room				Outdoor South					
Media Expires On:	Jul 2024					Jul 2024						Jul 20	024		
Notes Included:	See Analytical Notes											See Analyti	cal Notes	3	
Volume:			75	5				75	5				75	5	
	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	17	13	227	3%	230	1	13	13	5%	10	13	13	173	3%	170
Ascospores	39	13	520	7%	520	3	13	40	16%	40	34	13	453	7%	450
Aspergillus / Penicillium	24	13	320	4%	320	7	13	93	37%	90	67	13	893	13%	890
Basidiospores	74	13	986	13%	990	2	13	27	11%	30	106	13	1413	21%	1400
Cercospora / Pseudocercospora	13	13	173	2%	170						11	13	147	2%	150
Chaetomium									Kelai						
Cladosporium	114	33	3800	51%	3800						102	29	2914	42%	2900
Coprinus group	18	13	240	3%	240						9	13	120	2%	120
Curvularia	5	13	67	<1%	70						6	13	80	1%	80
Drechslera / Bipolaris / Helminthosporum /	8	13	107	1%	100						7	13	93	1%	90
Fusarium	5	13	67	<1%	70						5	13	67	<1%	70
Hyphal / Spore Fragments - Dematiaceou	18	13	240	3%	240	4	13	53	21%	50	18	13	240	3%	240
Hyphal / Spore Fragments - Hyaline	3	13	40	<1%	40						3	13	40	<1%	40
Myxomycete / Periconia / Rust / Smut	10	13	133	2%	130						11	13	147	2%	150
Nigrospora	1	13	13	<1%	10	1	13	13	5%	10					
Paecilomyces	42	13	560	7%	560						8	13	107	2%	100
Pithomyces	1	13	13	<1%	10	1	13	13	5%	10					
Stachybotrys															
Torula	1	13	13	<1%	10										
TOTALS	393		7519	100%	7500	19		252	100%	250	400		6887	100%	6900
Analyst			Dylan N	lilholen		Dylan Milholen				Dylan Milholen					
Analysis Date			9/13/2	2023		9/13/2023				9/13/2023					
Debris Rating			3	l				3					3		
Debris Composition															
Fibers			1/	5		2/5			1/5						
Inorganic/Other			3/	5			2/5			3/5					
Insect Parts	1/5				0/5			1/5							
Pollen			1/	5				1/	5				1/	5	
Skin/Dander	1/5			5				3/	5		1		1/	5	

End of Data Detail section

23F-10981

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Analytical Notes

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client: Ensolum, LLC

Project: LISD, Hicks ES

Project #: 01A 1288 193

Sample Type: Spore Trap, Non-cultured

Bampie Type: Spore Trap, I ton cultured

Test Method: Mold: MLQ - 0112 - Standard Profile

Sample Date: 09/11/2023

Lab Job No.: 23F-10981

Report Date: 09/13/2023

Spore Trap Type: Zefon - Air-O-Cell

Page 1 of 2

TDLR License No.: LAB0117

AIHA EMPAT ID: 102577

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 ST-1 : Outdoor Front

Notes: Please note: the minimum reporting limit for Cladosporium is 33 spores / cubic meter. When comparing

results to other samples, use calculated results, not raw numbers.

Sample No ST-3: Outdoor South

Notes: Please note: the minimum reporting limit for Cladosporium is 29 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.

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.

SMLMS v13.83



Analytical Notes

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

Project:

Client:

Ensolum, LLC LISD, Hicks ES

Project #:

01A 1288 193

Sample Type: Spore Trap, Non-cultured

Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No.: 23F-10981 Report Date: 09/13/2023

Sample Date: 09/11/2023

Spore Trap Type: Zefon - Air-O-Cell

Page 2 of 2

TDLR License No.: LAB0117

AIHA EMPAT ID: 102577

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.



Lab ID # 102577











End of Analytical Notes section 23F-10981



Page 1 of 4 TDLR License No.: LAB0117 AIHA EMPAT ID: 102577 Sample Date: 09/11/2023 09/13/2023 23F-10981 Report Date Lab Job No. Supplemental Overview IAQ Mold Report Farmers Branch, TX 75234 Phone: (972) 241-8460 LISD, Hicks ES Ensolum, LLC 01A 1288 193 2051 Valley View Lane 1000 8000 -0009 7000 -0009 4000-2000-3000-Moody Labs Project #: Project: Total Spores/m³ Client:



Chain of Custody

Lab Job #	25-	10491	
Lab Job #		19th ACC.	3
Lab Job #		0.00 7.00	٦

1	HOURS / WEEKEND W in advance for after hours / imme	1		Page of
ASBESTOS PL	<u>M</u>		MOLD	
PCM Air (740	☐ Analyze	☐ 2 day ☐ 3 day ☐ 5 day	Culture**	☐ Immed ☐ 1 day ☐ 5 day ☐ 10-14 days ☐ 10-14 days
ASBESTOS TE Air AHERA Me Air 7402 (Mod Bulk Water/Wipe/I Analyze Blan *Late night and Billing Composition Project: Contact Information E-mail Results Invoice Address	ethod Late Night* dified) 1 day 1 day Micro Vac 1 day Niks Yes alysis surcharges apply any / City: LISD - Hicks rmation: Name: to:	6 hr	BACTERIA** Total Plate C Coliform & E Coliform & E Enterococci ***Please r OTHER:	Count (TAMC)
Sample #	Sam	ple Description	Vol. / Area (if applicable)	Location / Notes
51-1	3656 1872 H=37.5	T=80	75	OUT DOOL FLOYT
ST-2	3656 1769 H=39-8	T=74.1	75	Newses Room
ST-3	3656 1873 H= 34.6 Time 10:	35	75 Receive By:	OUT DOOK SOUTH
Released E	^{ay:} Nolay Doma, ^{ay:}	Date / Time: (350	Received By:	Date / Time:

APPENDIX B

DEFINITIONS AND LIMITATION



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 B

LICENSES



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.

Helen Callier

Nora Castañeda

Joel Garza

Gary F. Wesson, D.D.S., M.S.

Mold Assessment Company

ENSOLUM, LLC

2351 W NORTHWEST HWY SUITE 1203 DALLAS

License Number: ACO1138

The entity named above is licensed by the Texas Department of Licensing and Regulation.

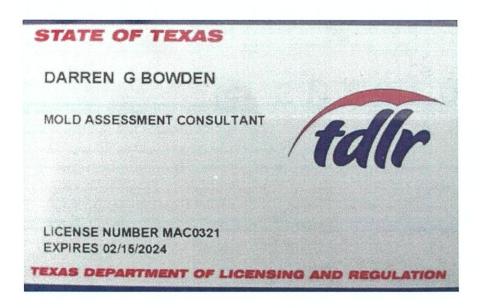
License Expires: February 07, 2024

Luis E. Trans

Brian E. Francis Executive Director



Texas Department of Licensing and Regulation
Mold Assessment Consultant
Darren G Bowden
License No. MAC0321 Expires February 15, 2024



Rick Figueroa Chair Thomas F. Butler Vice Chair



Gerald R. Callas, M.D., F.A.S.A. Helen Callier Nora Castañeda Joel Garza Gary F. Wesson, D.D.S., M.S.

Mold Analysis Laboratory

MOODY LABSILC

2051 VALLEY VIEW LN FARMERS BRANCH

License Number: LAB0117

The entity named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: March 01, 2024

Mike Arismendez, Jr. Executive Director

Rick Jigueroa Chair

Thomas F. Butler
Vice Chair



Gerald R. Callas, M.D., F.A.S.A.

Helen Callier

Nora Castañeda

Joel Garza

Gary F. Wesson, D.D.S., M.S.

Mold Assessment Consultant NOLAN R DOMAIN

License Number: MAC1479

The person named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: November 09, 2023

E. Turney Exe

Brian E. Francis
Executive Director