Outlook

LISD Administration Building Suite 240 Limited Mold Assessment

From Treadway, David <treadwayd@lisd.net>

Date Wed 10/9/2024 7:56 AM

To Mcconathy, Gretchen <mcconathyg@lisd.net>; Hughes, Jason <hughesjk@lisd.net>; Jones, Steven <jonessa@lisd.net>; Overacker, Michael <overackerm@lisd.net>

Cc Leeds, Mark <leedsm@lisd.net>; Cashman, Jinger <cashmans@lisd.net>

Gretchen,

Good morning. I wanted to follow up on the results of the limited mold assessment conducted in Suite 240. Ensolum LLC conducted the mold assessment on September 23, 2024. It is typically assumed that indoor spore levels in an area with filtered or air-conditioned air average below outdoor levels. Two samples were taken inside Suite 240. Data from the airborne fungi sampling indicated that the total indoor concentration of mold/fungi in ***Suite 240, in front of the conference table was 2%*** of the outdoor levels, and in ***Suite 240, outside the back office was 2%*** of the outdoor levels. Utilizing this theory, the indoor concentration levels were well within the acceptable guidelines for filtered or air-conditioned air. The final report will be available on the LISD website later today.

I recommend that WZ facilities replace the stained ceiling tiles and that the custodial department steam-clean the carpet. Please let me know if you have any questions.

Sincerely,
David Treadway

David Treadway
LISD Environmental Coordinator
Facility Services Department

ENSOLUM

September 25, 2024

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

Re: Limited Mold Assessment Report
LISD Administration Building Room 240
1565 W. Main St.
Lewisville, TX 75067
Ensolum Proposal No. P01A1288231

Ensolum, LLC (Ensolum) was retained to perform limited mold assessment services within room 240 of Administration Building Room 240, 1565 W. Main Street, Lewisville, TX 75067. 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,

Clint Jech
Manager, Field Services
MAC1444

Darren G. Bowden
Principal
MAC0321 EXP: 2/15/2026

1.0 INTRODUCTION

Ensolum was retained by David Treadway, LISD, to complete a Limited Mold Assessment within the LISD Administration Building Room 240 located at 1565 W. Main Street, Lewisville, TX 75067. 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 23, 2024. The Limited Mold Assessment was performed in response to a complaint of possible indoor air quality issues within the rooms.

2.0 PROCEDURE

Ensolum visually inspected accessible areas of the room(s). Water damage was observed in the following locations:

VISIBLE WATER DAMAGE		
LOCATION	DATE	EXPLANATION
Outside Copy Room	9/23/2024	Stained Ceiling Tile was observed outside the copy room.

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	9/23/2024	77 °F	70%	97%
Exterior Southeast	9/23/2024	78 °F	66%	95%
Payroll Department Suite 240, conference table	9/23/2024	74 °F	45%	56%
Payroll Department Suite 240, outside back office	9/23/2024	73 °F	46%	55%

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, Southwest
2	Exterior Southeast
3	Payroll Department Suite 240, conference table
4	Payroll Department Suite 240, outside back office

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 total airborne mold spores within room 137 were lower and qualitatively similar to 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 some individual airborne fungi, was within recommended guidelines on this day.

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 : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 24F-11387
Report Date : 09/24/2024
Sample Date: 09/23/2024
Spore Trap Type: Zefon - Air-O-Cell

On 9/23/2024, four (4) 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, Southwest * See Analytical Notes report for further details	Basidiospores	5750	52%
			Ascospores	3800	34%
			Cladosporium	1266	11%
			Coprinus group	67	<1%
			Nigrospora	53	<1%
			Curvularia	27	<1%
			Alternaria	27	<1%
			Hyphal / Spore Fragments - Dematiaceous	13	<1%
			Myxomycete / Periconia / Rust / Smut	13	<1%
			Stemphylium	13	<1%
			Pyricularia	13	<1%
			Aspergillus / Penicillium	13	<1%
			Total:	11055	100%
2	75	Exterior, Southeast * See Analytical Notes report for further details	Basidiospores	8000	61%
			Ascospores	3385	26%
			Cladosporium	1400	11%
			Coprinus group	80	<1%
			Alternaria	53	<1%
			Ganoderma	27	<1%
			Hyphal / Spore Fragments - Dematiaceous	13	<1%
			Myxomycete / Periconia / Rust / Smut	13	<1%
			Cercospora / Pseudocercospora	13	<1%
			Stemphylium	13	<1%
			Nigrospora	13	<1%
			Aspergillus / Penicillium	13	<1%
			Total:	13023	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
Project : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 24F-11387
Report Date : 09/24/2024
Sample Date: 09/23/2024
Spore Trap Type: Zefon - Air-O-Cell

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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter	
3	75	Payroll Department Suite 240 Conference Table	Myxomycete / Periconia / Rust / Smut	53	27%
			Hyphal / Spore Fragments - Dematiaceous	40	20%
			Basidiospores	40	20%
			Hyphal / Spore Fragments - Hyaline	13	7%
			Nigrospora	13	7%
			Drechslera / Bipolaris / Helminthosporum / Exserohilum group	13	7%
			Curvularia	13	7%
			Ascospores	13	7%
			Total:	198	100%
4	75	Payroll Department Suite 240 Outside Back Office	Aspergillus / Penicillium	120	61%
			Hyphal / Spore Fragments - Dematiaceous	13	7%
			Hyphal / Spore Fragments - Hyaline	13	7%
			Curvularia	13	7%
			Cladosporium	13	7%
			Basidiospores	13	7%
			Ascospores	13	7%
			Total:	198	100%

Analyst(s): Ashe Udie

Lab Director : Heather Lopez — Approved Signatory : Heather Lopez

Lab Director : Bruce Crabb — Approved Signatory : Bruce Crabb

End of Summary section (24F-11387)

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 : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 24F-11387
Report Date : 09/24/2024
Sample Date: 09/23/2024
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, Southwest					Exterior, Southeast					Payroll Department Suite 240 Conference Table				
Media Expires On:	Oct 2024					Oct 2024					Oct 2024				
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	2	13	27	<1%	30	4	13	53	<1%	50					
Ascospores	114	33	3800	34%	3800	110	31	3385	26%	3400	1	13	13	7%	10
Aspergillus / Penicillium	1	13	13	<1%	10	1	13	13	<1%	10					
Basidiospores	115	50	5750	52%	5700	120	67	8000	61%	8000	3	13	40	20%	40
Cercospora / Pseudocercospora						1	13	13	<1%	10					
Chaetomium															
Cladosporium	95	13	1266	11%	1300	105	13	1400	11%	1400					
Coprinus group	5	13	67	<1%	70	6	13	80	<1%	80					
Curvularia	2	13	27	<1%	30						1	13	13	7%	10
Drechslera / Bipolaris / Helminthosporum /											1	13	13	7%	10
Ganoderma						2	13	27	<1%	30					
Hyphal / Spore Fragments - Dematiaceou	1	13	13	<1%	10	1	13	13	<1%	10	3	13	40	20%	40
Hyphal / Spore Fragments - Hyaline											1	13	13	7%	10
Myxomycete / Periconia / Rust / Smut	1	13	13	<1%	10	1	13	13	<1%	10	4	13	53	27%	50
Nigrospora	4	13	53	<1%	50	1	13	13	<1%	10	1	13	13	7%	10
Pyricularia	1	13	13	<1%	10										
Stachybotrys															
Stemphylium	1	13	13	<1%	10	1	13	13	<1%	10					
TOTALS	342		11055	100%	11000	353		13023	100%	13000	15		198	100%	200
Analyst	Ashe Udie					Ashe Udie					Ashe Udie				
Analysis Date	9/24/2024					9/24/2024					9/24/2024				
Debris Rating	2					2					3				
Debris Composition															
Fibers	0/5					2/5					2/5				
Inorganic/Other	2/5					2/5					3/5				
Insect Parts	0/5					0/5					0/5				
Pollen	2/5					1/5					0/5				
Skin/Dander	1/5					1/5					3/5				

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 : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 24F-11387
Report Date : 09/24/2024
Sample Date: 09/23/2024

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:	4																
Location:	Payroll Department Suite 240 Outside Back Office																
Media Expires On:	Oct 2024																
Notes Included:																	
Volume:	75																
	Raw Ct	RL	spores/m³	%Total	spores/m³ SF												
Alternaria																	
Ascospores	1	13	13	7%	10												
Aspergillus / Penicillium	9	13	120	61%	120												
Basidiospores	1	13	13	7%	10												
Cercospora / Pseudocercospora																	
Chaetomium																	
Cladosporium	1	13	13	7%	10												
Coprinus group																	
Curvularia	1	13	13	7%	10												
Drechslera / Bipolaris / Helminthosporum /																	
Ganoderma																	
Hyphal / Spore Fragments - Dematiaceou	1	13	13	7%	10												
Hyphal / Spore Fragments - Hyaline	1	13	13	7%	10												
Myxomycete / Periconia / Rust / Smut																	
Nigrospora																	
Pyricularia																	
Stachybotrys																	
Stemphylium																	
TOTALS	15		198	100%	200												
Analyst	Ashe Udie																
Analysis Date	9/24/2024																
Debris Rating	3																
Debris Composition																	
Fibers	2/5																
Inorganic/Other	2/5																
Insect Parts	0/5																
Pollen	0/5																
Skin/Dander	3/5																

End of Data Detail section
24F-11387

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 : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 24F-11387
Report Date : 09/24/2024
Sample Date : 09/23/2024
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.

Samples Analyzed

Sample No	1 : Exterior, Southwest
Notes:	Please note: the minimum reporting limit for Basidiospores is 50 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers. Please note: the minimum reporting limit for Ascospores is 33 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers.
Sample No	2 : Exterior, Southeast
Notes:	Please note: the minimum reporting limit for Basidiospores is 67 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers. Please note: the minimum reporting limit for Ascospores is 31 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
TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 24F-11387
Report Date : 09/24/2024
Sample Date : 09/23/2024
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.

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
Farmers Branch, TX 75234 Phone: (972) 241-8460
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AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 24F-11387
Report Date : 09/24/2024
Sample Date : 09/23/2024
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.

Lab ID # 102577

Statewide Historically Underutilized Business Program

Woman Owned Small Business

TEXAS DEPARTMENT OF TRANSPORTATION
Small Business Enterprise Program

End of Analytical Notes section
24F-11387

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

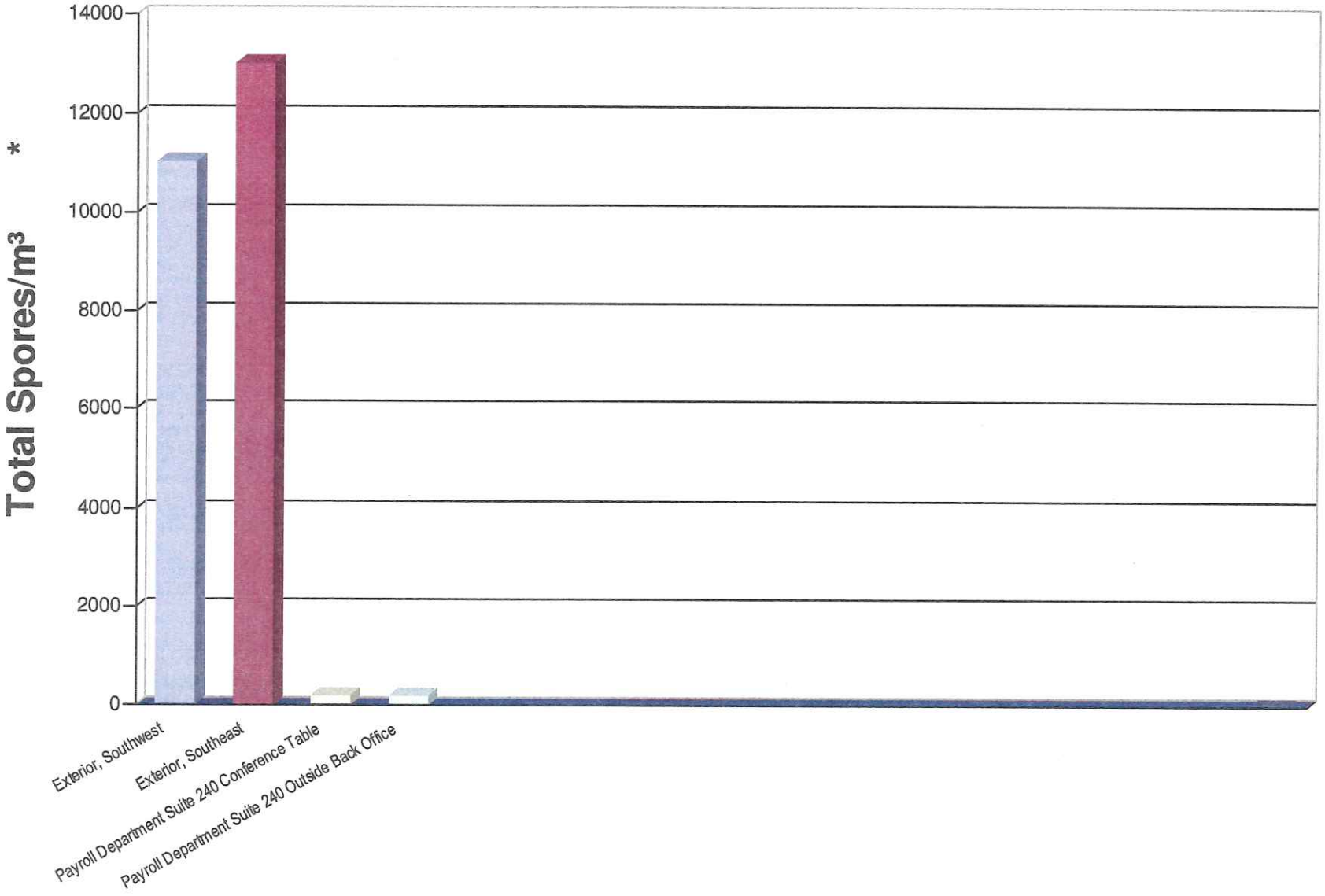
IAQ Mold Report

Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231

Lab Job No. 24F-11387
Report Date 09/24/2024
Sample Date : 09/23/2024



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

IAQ Mold Report

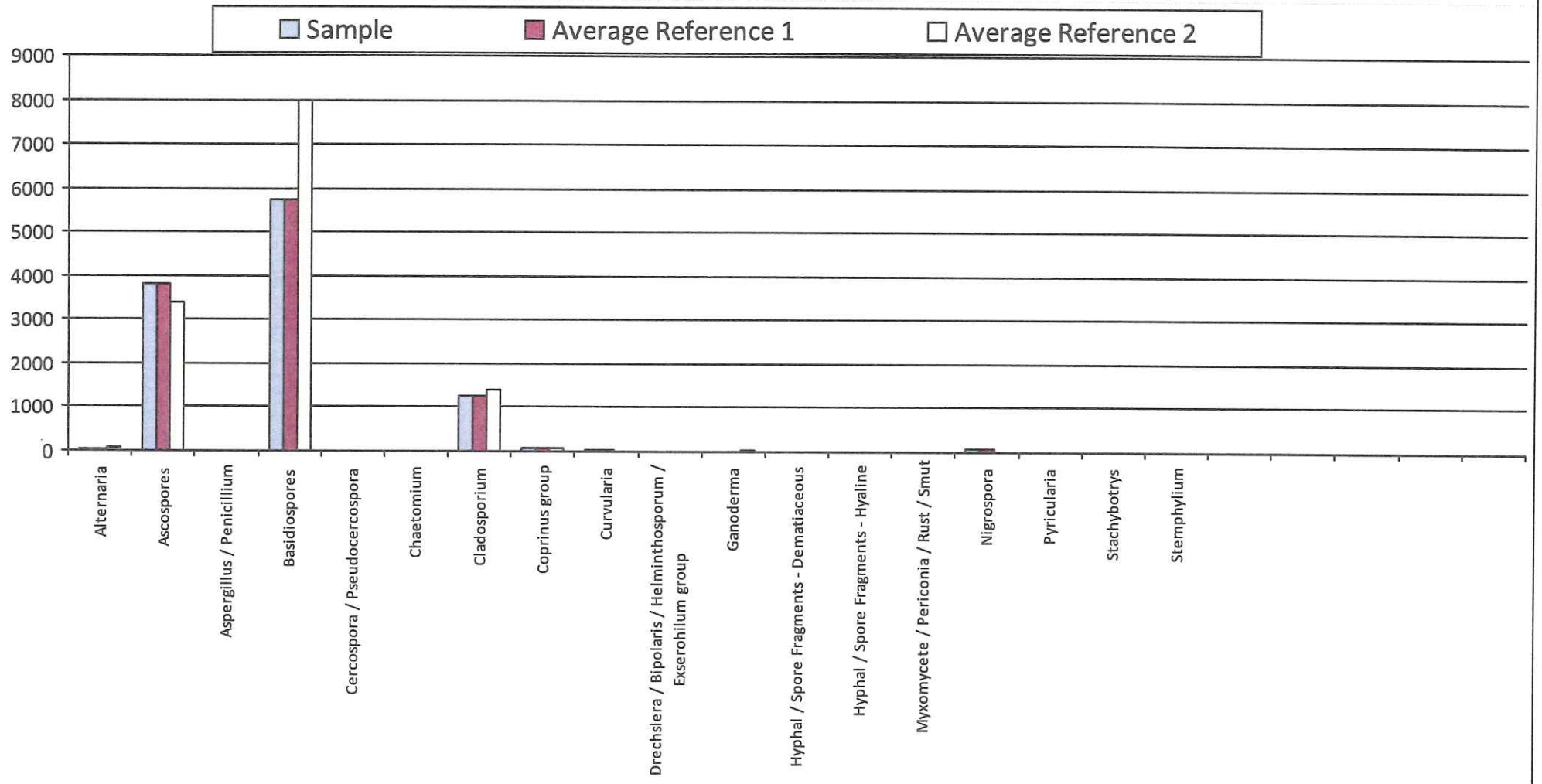
Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231

Exterior, Southwest

Lab Job No. 24F-11387
Report Date 09/24/2024
Sample Date : 09/23/2024



Average Reference 1 = Exterior, Southwest

Average Reference 2 = Exterior, Southeast

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

IAQ Mold Report

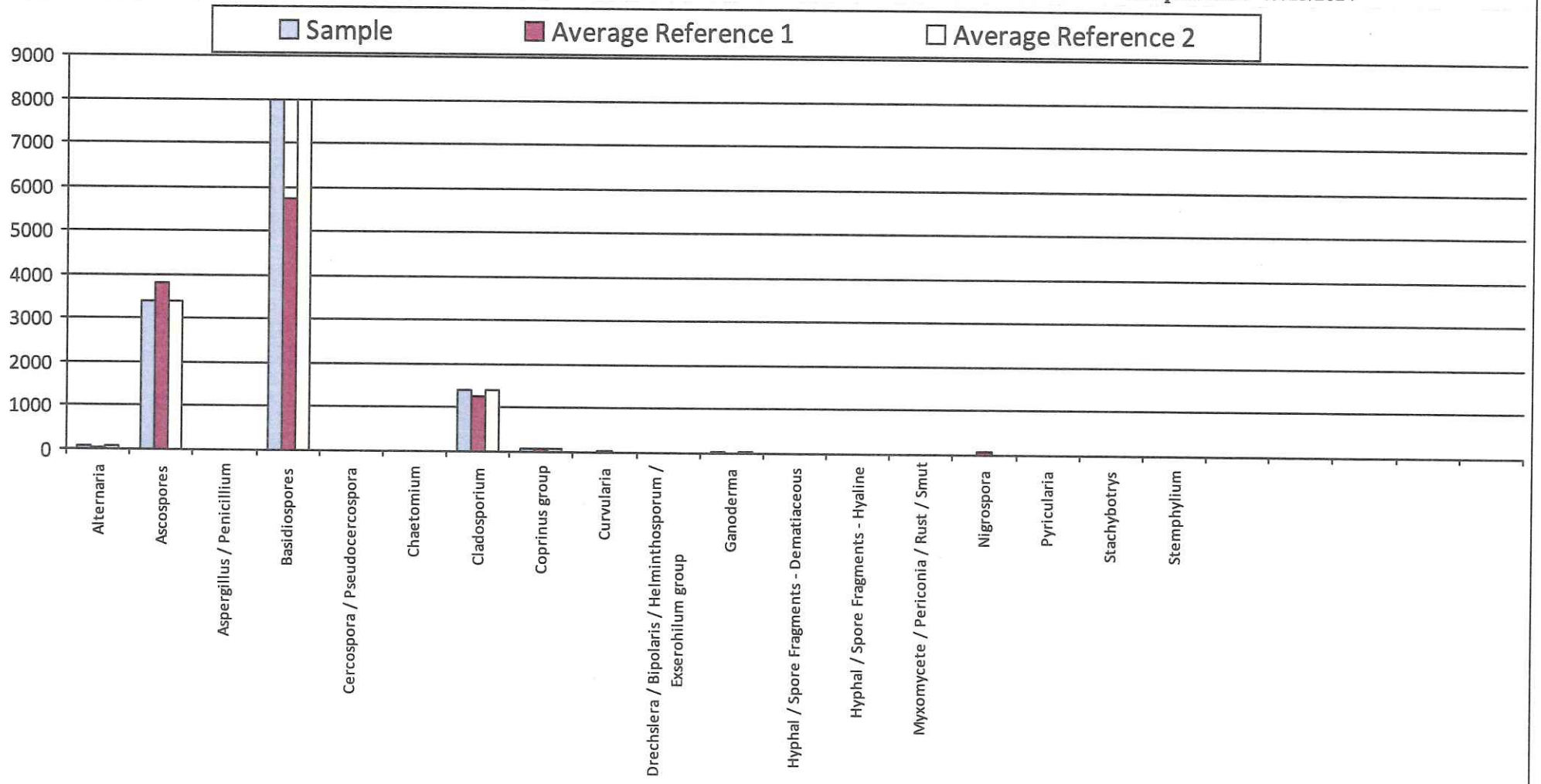
Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231

Exterior, Southeast

Lab Job No. 24F-11387
Report Date 09/24/2024
Sample Date : 09/23/2024



Average Reference 1 = Exterior, Southwest

Average Reference 2 = Exterior, Southeast

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

IAQ Mold Report

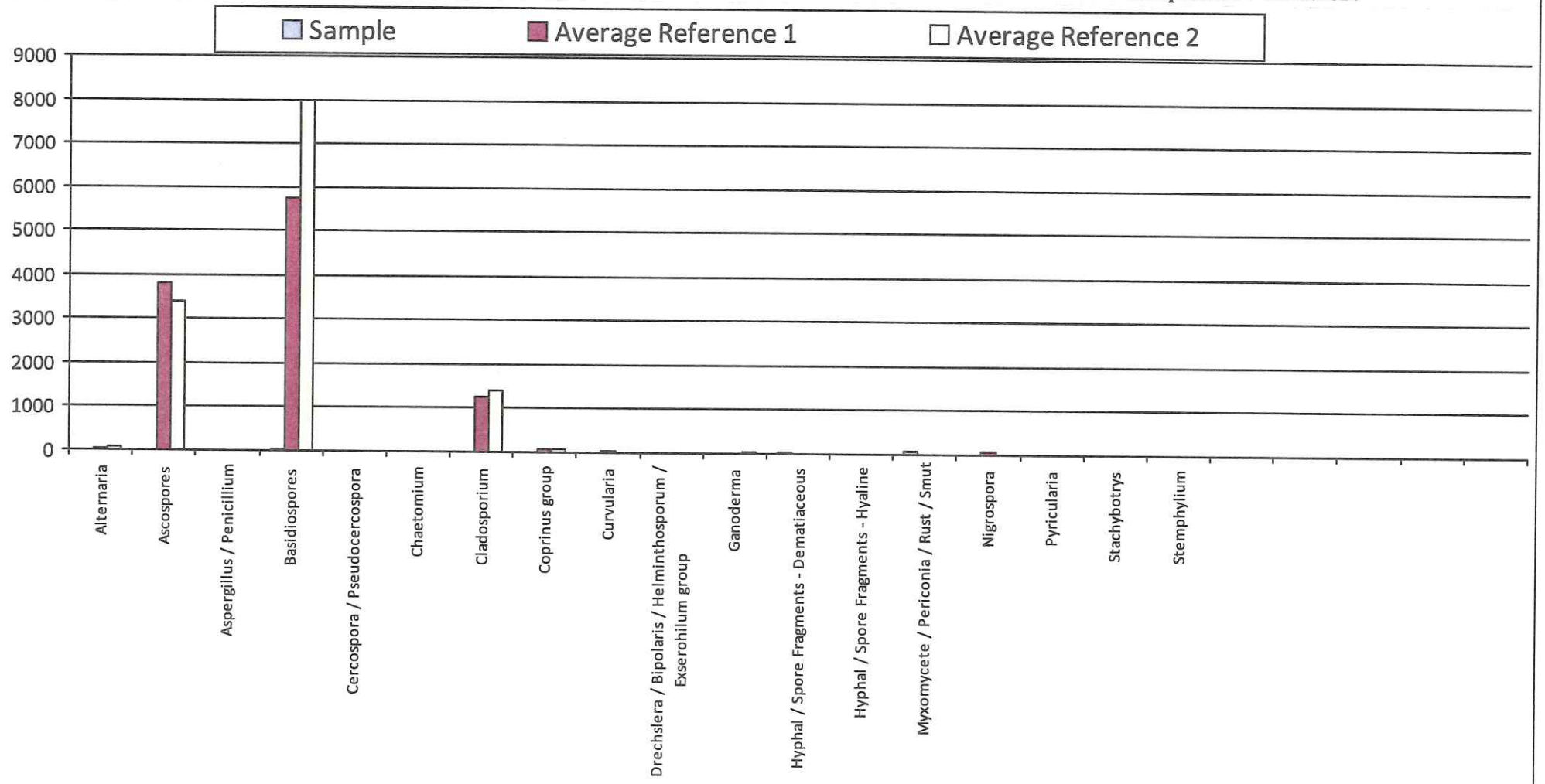
Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231

Lab Job No. 24F-11387
Report Date 09/24/2024
Sample Date : 09/23/2024

Payroll Department Suite 240 Conference Table



Average Reference 1 = Exterior, Southwest

Average Reference 2 = Exterior, Southeast

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

IAQ Mold Report

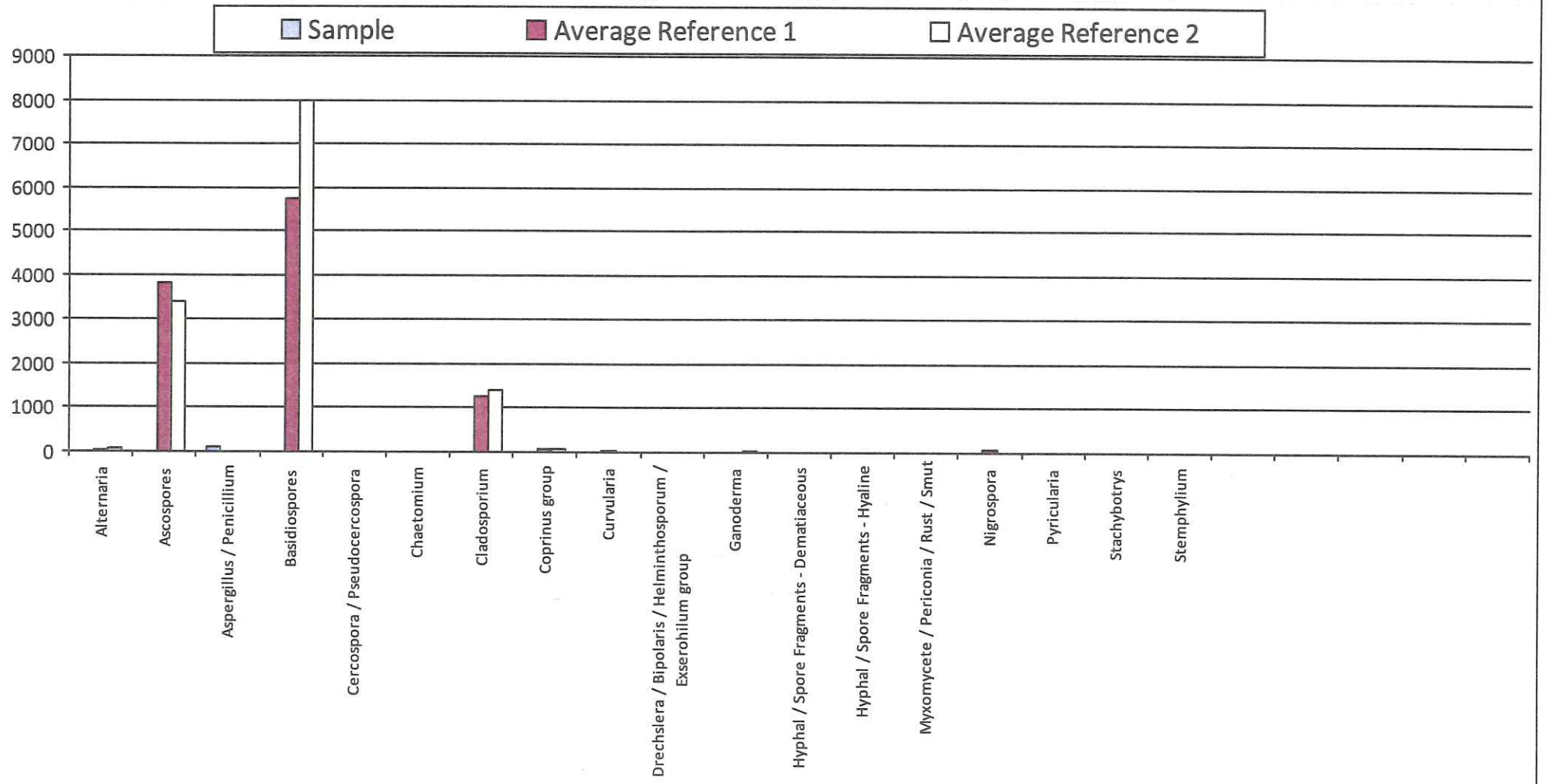
Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : Admin Bld., Payroll Department Ste 240
Project # : 01A1288231

Payroll Department Suite 240 Outside Back Office

Lab Job No. 24F-11387
Report Date 09/24/2024
Sample Date : 09/23/2024



Average Reference 1 = Exterior, Southwest

Average Reference 2 = Exterior, Southeast

End of Supplemental Overview section (24F-11387)

Moody Labs

Chain of Custody

Lab Job # 24F 1387
Lab Job # SH AOC-4
Lab Job #

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

Page 1 of 1

ASBESTOS PLM (CSS)
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**		☐ 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
Please note Bacteria / Mold Culture turnarounds are approximate and subject to analytical requirements

OTHER:

Billing Company / City: Encolum, LLC / Dallas # of Samples: 4 Sample Date: 9/23/2024
Project: Admin Bld. Payrole Department Suite 240 Project #: OIA 1288231
Contact Information: Name: Clint Jech Phone #:
E-mail Results to: Clint / Darren / 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, Southwest	75	T: 77 ° H: 70 %, SH: 97 %.
2	Exterior, Southeast	75	T: 78 ° H: 64 %. SH: 95 %.
3	Payrole Department Suite 240	75	T: 74 ° H: 45 %. SH: 56 %.
	Conference Table		M: 9-12 %.
4	Payrole Department Suite 240	75	T: 73 ° H: 46 %. SH: 55 %.
	outside Back office		M: 9-12 %.
			½ Shrivel Ceiling Tile outside Copy Room

Released By:	Date / Time:	Received By:	Date / Time:
Released By:	9/23/2024 1442	Received By:	9/23/24 2:40 pm
	Date / Time:		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

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.

11854901-ACO1138

ENSOLUM
8330 LBJ FWY STE 830
DALLAS TX 75243-1390

Mold Assessment Company

ENSOLUM, LLC
8330 LBJ FWY STE 830 DALLAS

DARREN G BOWDEN

License Number: ACO1138

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

License Expires: February 07, 2026

Brian E. Francis
Interim Executive Director

Mold Analysis Laboratory

MOODY LABS LLC

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, 2026

Brian E. Francis
Interim Executive Director

TEXAS DEPARTMENT OF LICENSING AND REGULATION
P.O. Box 12157
Austin, Texas 78711-2157
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www.tdlr.texas.gov

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

NOTE: Issuance of the wallet card is in a separate mailing.

10244807-MAC0321

ENSOLUM, LLC
SUITE 830
8330 LBJ FWY
DALLAS TX 75243-1166

4524009100009670101

Rick Figueroa
Chair

Thomas F. Butler
Vice Chair

Gerald R. Callas, M.D., F.A.S.A.
Nora Castañeda
Sujeeth Draksharam
Lori High, R.N., N.P., Retired
Gary F. Wesson, D.D.S., M.S.

Mold Assessment Consultant

DARREN G BOWDEN

License Number: MAC0321

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

License Expires: February 15, 2026

Brian E. Francis
Interim Executive Director

GEBCO ASSOCIATES

certifies that

Darren G. Bowden

has successfully completed and passed the exam given on the final day for the Environmental Training Program entitled

Mold Assessment Consultant Refresher

Conducted at Hurst, Texas on February 13, 2023

This 8-hour course covers topics specified in the Texas Mold Assessment and Remediation Rules for the Mold Assessment Consultant at 78.68 (f).

GEBCO

Owner

Instructor: Dana Brown

Date of Issue 02/13/2023

Certificate Number: 23017 2202

Exam Date: 02/13/2023

Certificate Expires 02/13/2025

GEBCO's Training Programs are provided in cooperation with federal and state regulatory agencies, and fulfill all applicable requirements for accreditation. GEBCO is licensed through TDLR for Mold Training under the Texas Mold Assessors and Remediators Rules.

GEBCO Associates, LP * 815 Trailwood Dr, Suite 200 * Hurst, TX 76053 * (817)268-4006

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.

NOTE: Issuance of the wallet card is in a separate mailing.

10255393-MAC1444

CLINT JECH
8330 LBJ FWY STE 830
DALLAS TX 75243-1390

Mold Assessment Consultant

CLINTON S JECH

License Number: MAC1444

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

License Expires: October 09, 2025

Mike Arismendez, Jr.
Executive Director

GEBCO ASSOCIATES

certifies that

Clinton S. Jech

has successfully completed and passed the exam given on the final day for the Environmental Training Program entitled

Mold Assessment Consultant Refresher

Conducted at Hurst, Texas on June 18, 2024

This 8-hour course covers topics specified in the Texas Mold Assessment and Remediation Rules for the Mold Assessment Consultant at 78.68 (f).

GEBCO

Owner

Instructor: Dana Brown

Date of Issue 06/18/2024

Certificate Number: 24065 3513

Exam Date: 06/18/2024

Certificate Expires 06/18/2026

GEBCO's Training Programs are provided in cooperation with federal and state regulatory agencies, and fulfill all applicable requirements for accreditation. GEBCO is licensed through TDLR for Mold Training under the Texas Mold Assessors and Remediators Rules.

GEBCO Associates, LP * 815 Trailwood Dr, Suite 200 * Hurst, TX 76053 * (817)268-4006