

DATE: February 28, 2014

TO: Trish Cuckler, Principal

SUBJECT: Hedrick ES - IAQ - Air Test - Room 125

Yesterday 2/27, I received the Work Order #179480: "Please check the air quality in room #125". I inspected Room 125, and found no water intrusions. I am requesting a P.O., to Air Test room 125. The weather needs to be above 60 degrees and no rain. If you have any questions, please contact me.

Thanks,
Paul

Paul Siddall
Maintenance Energy Auditor (IAQ)
Facility Services
Lewisville ISD
469-446-8882

DATE: April 4, 2014

TO: Patricia Cuckler, Principal

SUBJECT: Hedrick ES - IAQ - Retest results - Rooms 125, 129 & 130

On Tuesday 3/25, SWG Air tested the Rooms 125, 129 & 130. It is typically assumed that indoor spore levels in an area with filtered or air conditioned air, and activity levels associated with schools average 10% to 40% of the outdoor levels. Data from the airborne fungi sampling indicated that the total indoor concentration of mold/fungi in the Room 125, was **146.2%**, Room 129, was **69.8%**, Room 130, was **104.3%**, of the outdoor levels. **The percentages are high because of an unordinary low mold count outside. In Room 125, Chaetomium was 2% and Stachybotrys 1% of the total count. In Room 129, Stachybotrys was 2% of total count. In Room 130, Stachybotrys was 1% of total count. Outside Stachybotrys was 2% of the total count. I am requesting Custodial to Shampoo the carpet tonight 4/4, and Southwest GeoScience will retest on Tuesday 4/8 or Wednesday 4/9. Weather conditions should be favorable for testing.** Utilizing this theory, the indoor concentrations are not within the acceptable guidelines for areas with filtered air or air conditioning. If you have any questions, please call me.

Thanks,
Paul

Paul Siddall
Maintenance Energy Auditor (IAQ)
Facility Services
Lewisville ISD
469-446-8882

DATE: April 11, 2014

TO: Patricia Cuckler, Principal

SUBJECT: Hedrick ES - IAQ - Re-test Results - Rooms 125, 129 & 130

On Tuesday 4/8, SWG Air tested the Rooms 125, 129 & 130. It is typically assumed that indoor spore levels in an area with filtered or air conditioned air, and activity levels associated with schools average 10% to 40% of the outdoor levels. Data from the airborne fungi sampling indicated that the total indoor concentration of mold/fungi in the Room 125, was 26.2%, Room 129, was 32.6%, Room 130, was 50.9%, of the outdoor levels. Utilizing this theory, the indoor concentrations are within the acceptable guidelines for Rooms 125 & 129 with filtered air or air conditioning. **Room 130 had higher than 40%. The mold counts are less than the last test and no Stachybotrys. I am requesting Custodial to Shampoo the traffic areas in the room, next Thursday 4/17, and retest on 4/22, weather permitting.** If you have any questions, please call me.

Thanks,
Paul

Paul Siddall
Maintenance Energy Auditor (IAQ)
Facility Services
Lewisville ISD
469-446-8882



April 14, 2014

Lewisville Independent School District
340 Lake Haven
Lewisville, Texas 75057
Attn: Mr. Paul Siddall

Re: Limited Mold Assessment Services
Hedrick Elementary School
Rooms 125, 129 and 130
1532 Bellaire Boulevard
Lewisville, Texas
Project No. 7210114H055A
LISD PO# P267588

Introduction

Apex TITAN, Inc. a subsidiary of Apex Companies, LLC (APEX) conducted limited mold assessment activities for the Lewisville Independent School District (Lewisville I.S.D.) within the Hendrick Elementary School 1532 Bellaire Boulevard in Lewisville, Texas (hereinafter referred to as the "Site"). The investigation was limited to areas of the Site identified by Lewisville I.S.D. as described below. The assessment was performed by Mr. Clinton S. Jech, a State of Texas licensed Mold Assessment Technician (Lic. No. MAT1075) on February 18, 2014. Apex's mold services definitions and limitations are included as an attachment to this report.

Investigation Areas

Lewisville I.S.D. identified the following physical portions of the Site as the target investigation areas ("Investigation Areas") for mold assessment: readily accessible areas within rooms 125, 129 and 130. Apex's mold assessment services were limited to the Investigation Area(s) identified by Lewisville, I.S.D. Additional areas or portions of the Site were out-of-scope and not included in Apex's mold assessment or this report at this time.

Scope of Work

As set forth in Apex's Mold Assessment Proposal (No. P0114H1142) dated April 8, 2014. Apex's scope-of-work was to provide visual and/or analytical mold assessment and related services in the Investigation Areas which included:

Visual Reconnaissance: Apex performed a visual reconnaissance of the Investigation Areas for visible indications of moisture intrusion (as indicated by staining or visible moisture) and/or suspect mold growth. Apex's visual reconnaissance only included readily accessible or visible portions of the Investigation Areas.

Suspect Mold Growth Sampling and Analysis: Apex collected limited ambient air samples for nonviable mold spores utilizing Air-O-Cell cassettes. "Air-O-Cell" refers to slit impaction air sampling cassettes manufactured by Zefon Analytical Accessories, St. Petersburg, Florida.

Site Reconnaissance Observations/Findings and Recommendations

Apex's Mold Assessment Site reconnaissance was performed on April 8, 2014 by Mr. Clinton S. Jech. Apex's visual reconnaissance of the Investigation areas revealed the following:

Temperature and Relative Humidity

Temperature readings collected inside the room ranged from 74.6 to 77 degrees Fahrenheit while relative humidity ranged from 22.7 to 24 percent. Temperature readings collected outside the building ranged from 70.1 to 71.3 degrees Fahrenheit while outside relative humidity ranged from 17.4 to 18.6 percent.

Relative humidity is a measure of the moisture content of air and is closely tied to the comfort of the office/workplace temperature. As with temperature, there are no regulations governing acceptable office/workplace humidity ranges. Humidity levels in the office/workplace are not only related to health effects, but also have operational impacts on modern office equipment.

Workplace/office temperatures have historically been considered a subjective factor because the perception of uncomfortable temperature levels is specific to each individual. There are no regulations governing acceptable office/workplace temperature ranges, but significant research has been conducted which indicates that there are temperature ranges that are not only comfortable but also result in optimum performance. ASHRAE (American Society of Heating, Refrigerating & Air Conditioning Engineers) has published guidelines describing thermal environmental conditions that at least 80% of the persons who occupy that environment will find acceptable or “comfortable.” Table I below explains the applicable limits and guidelines.

Table I Acceptable Ranges Of Temperature And Humidity		
Relative Humidity	Winter Temperatures	Summer Temperatures
30%	68.5 to 76°F	74 to 80°F
40%	68.5 to 75.5°F	73 to 79.5°F
50%	68.5 to 74.5°F	73 to 79°F
60%	68 to 74°F	72.5 to 78°F

Apex utilized a Protimeter Moisture Measurement System (MMS) instrument (Model No. BLD2000) to measure and diagnose dampness in the drywall within random areas. The MMS is a battery powered handheld unit that is equipped with hydrostick probes to measure moisture content in wood, drywall and other and non-conductive materials. The device measures electrical conductivity of building materials and compares the conductivity readings to an internal, electronic standard reading for normal or “dry” materials.

Moisture content readings were obtained by pushing the moisture probe pins into surfaces. The measured values were then displayed on a colored scale depicting if the materials measured were normal (dry), higher than normal but not critical (at risk) or contained excessive moisture levels (wet). Based on the manufacturer’s guidelines, the instrument measurement values are described below:

< 5%	Out of Range
> 5% but < 16%	Normal
> 17% but < 20%	Higher than Normal but Not Critical
> 20%	Excessive Moisture Levels

Moisture meter readings taken from the walls within the rooms were ranged from 6 to 14% which is considered normal by the manufacturer.

Air Monitoring Results

Apex collected three (3) samples from the interior of the investigation area and two (2) samples from the exterior of the building. The microbial samples were analyzed by Steve Moody Micro Services, Inc. (SMMS) in Farmers Branch, Texas; SMMS is a State of Texas licensed mold analysis laboratory and accredited under the AIHA Laboratory Quality Assurance Program for Environmental Microbiology.

Air testing performed using spore traps indicated that total airborne mold spores in classrooms 125, and 130 were lower as compared to those measured outside of the building at the time the sampling was performed. The total fungal spore concentration within the investigation area ranged from 1,187 to 2,308 counts/m³, while the exterior level ranged from 3,504 to 4,530 counts/m³. However, the air sample collected within room 125 reported *Stachybotrys* as 7 counts/m³ while no exterior levels were reported. The air sample with room 130 reported *Cercospora* / *Pseudocerospora*, *Cerebella* / *Monodictys* / *Stemphylium* / *Ulocladium*, and *Epicoccum* were reported as 7 counts/m³ while no exterior levels were reported.

The American Conference of Governmental Industrial Hygienists (ACGIH) sets forth assessment criteria related to the "indoor/outdoor" relationship where the indoor air quality should be at or below that of outdoor air quality with regard to fungal spores (see ACGIH Bioaerosols, Assessment and Controls publication, 1999). Due to the levels of *Stachybotrys* compared to the building exterior, Apex considers the airborne mold concentration to be elevated.

Suspect Mold

No visible mold was observed during the assessment. No odors or excessive dust were noted.

Conclusions and Recommendations

Based on Apex's limited assessment and the analytical results collected, it appears that the indoor air quality, as it relates to airborne fungi was above recommended guidelines. Apex recommends that the areas be cleaned and further testing be performed.

If you have any questions regarding this report or if we can assist you with any other matter, please contact the undersigned at (214) 350-5469.

Sincerely,
Apex TITAN, Inc.



Darren G. Bowden
Senior Program Manager
Industrial Hygiene Services
Texas Mold Assessment Consultant
Lic. No. MAC0321

Attachments: Analytical Results/Chain of Custody, Mold Services Definitions & Limitations

ATTACHMENT 1

Analytical Results/Chain of Custody

IAQ Mold Report

Steve Moody Micro Services, LLC

2051 Valley View Lane

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

Summary

DSHS License No.: LAB0117

AIHA EMPAT ID: 102577

Client : Apex TITAN, Inc. - Dallas, TX

Lab Job No. 14F-04161

Project : Hedrick ES Rooms 125, 129 and 130

Report Date 04/10/2014 2:31 PM

Project # : 7210114H055

Sample Date : 04/08/2014

Sample Type: Spore Trap, Non-cultured

Spore Trap Type: Zefon - Air-O-Cell

Test Method: Mold: ASTM D7391-09 - Standard Profile

Page 1 of 3

On 4/9/2014, five (5) samples were submitted by Clint Jech of Apex TITAN, Inc. - Dallas, TX (located at 2351 W. NW Highway #3321, 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, Northeast * See Analytical Notes report for further details	Agaricus / Agrocybe	13
			Alternaria	200
			Ascospores	213
			Aspergillus / Penicillium	733
			Basidiospores	773
			Cladosporium	1973
			Coprinus	13
			Drechslera / Bipolaris group	13
			Hyphal / Spore Fragments	293
			Myxomycete / Periconia / Rust / Smut	293
			Oidium / Peronospora	13
			Total:	4530
			2	75
Ascospores	173			
Aspergillus / Penicillium	280			
Basidiospores	853			
Cladosporium	1573			
Coprinus	13			
Drechslera / Bipolaris group	13			
Hyphal / Spore Fragments	413			
Myxomycete / Periconia / Rust / Smut	53			
Total:	3504			

IAQ Mold Report

Steve Moody Micro Services, LLC

2051 Valley View Lane

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

Summary

DSHS License No.: LAB0117

AIHA EMPAT ID: 102577

Client : Apex TITAN, Inc. - Dallas, TX

Lab Job No. 14F-04161

Project : Hedrick ES Rooms 125, 129 and 130

Report Date 04/10/2014 2:31 PM

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Page 2 of 3

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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter
3	150	Room 125	Agaricus / Agrocybe	13
			Ascospores	27
			Aspergillus / Penicillium	213
			Basidiospores	240
			Cercospora / Pseudocercospora	7
			Cladosporium	620
			Hyphal / Spore Fragments	53
			Oidium / Peronospora	7
			Stachybotrys	7
			Total:	1187
4	150	Room 129	Ascospores	73
			Aspergillus / Penicillium	347
			Basidiospores	500
			Cladosporium	454
			Hyphal / Spore Fragments	107
			Total:	1481

IAQ Mold Report

Steve Moody Micro Services, LLC
 2051 Valley View Lane
 Farmers Branch, TX 75234 Phone: (972) 241-8460

Summary

DSHS License No.: LAB0117
 AIHA EMPAT ID: 102577

Client : Apex TITAN, Inc. - Dallas, TX **Lab Job No.** 14F-04161
Project : Hedrick ES Rooms 125, 129 and 130 **Report Date** 04/10/2014 2:31 PM
Project # : 7210114H055 **Sample Date :** 04/08/2014
Sample Type: Spore Trap, Non-cultured **Spore Trap Type:** Zefon - Air-O-Cell
Test Method: Mold: ASTM D7391-09 - Standard Profile Page 3 of 3

On 4/9/2014, five (5) samples were submitted by Clint Jech of Apex TITAN, Inc. - Dallas, TX (located at 2351 W. NW Highway #3321, 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
5	150	Room 130	Alternaria Ascospores Aspergillus / Penicillium Basidiospores Cercospora / Pseudocercospora Cerebella / Monodictys / Stemphylium / Ulocladium Cladosporium Drechslera / Bipolaris group Epicoccum Hyphal / Spore Fragments Myxomycete / Periconia / Rust / Smut <div style="text-align: right; margin-top: 10px;">Total:</div>	107 13 253 547 7 7 1081 13 7 213 60 2308

Results may not be reported except in full. 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.

Steve Moody Micro Services assumes no responsibility for the manner in which these samples were collected or handled prior to being received at this laboratory. SMMS assumes no responsibility for the qualifications of personnel performing sampling and/or interpretations of this data.

Analyst(s): Rebecca Lutz, Rob Greene

Lab Director: Bruce Crabb

Approved Signatory :



Thank you for choosing Steve Moody Micro Services

IAQ Mold Report

Steve Moody Micro Services, LLC
 2051 Valley View Lane
 Farmers Branch, TX 75234 Phone: (972) 241-8460

Data Detail

DSHS License No.: LAB0117
 AIHA EMPAT ID: 102577

Client : Apex TITAN, Inc. - Dallas, TX **Lab Job No. :** 14F-04161
Project : Hedrick ES Rooms 125, 129 and 130 **Report Date :** 04/10/2014 2:31 PM
Project # : 7210114H055 **Sample Date :** 04/08/2014
Sample Type: Spore Trap, Non-cultured **Spore Trap Type:** Zefon - Air-O-Cell
Test Method: Mold: ASTM D7391-09 - Standard Profile Page 1 of 2

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			4		
Location:	Exterior, Northeast			Exterior, Northwest			Room 125			Room 129		
Debris Rating:	5			4			3			3		
Media Expires On:	Feb 2015			Feb 2015			Feb 2015			Feb 2015		
Notes Included?:												
Volume:	75			75			150			150		
	raw ct.	MDL	spores/m ³	raw ct.	MDL	spores/m ³	raw ct.	MDL	spores/m ³	raw ct.	MDL	spores/m ³
Agaricus / Agrocybe	1	13.33	13				2	6.67	13			
Alternaria	15	13.33	200	10	13.33	133						
Ascospores	16	13.33	213	13	13.33	173	4	6.67	27	11	6.67	73
Aspergillus / Penicillium	55	13.33	733	21	13.33	280	32	6.67	213	52	6.67	347
Basidiospores	58	13.33	773	64	13.33	853	36	6.67	240	75	6.67	500
Cercospora / Pseudocercospora							1	6.67	7			
Cerebella / Monodictys / Stemphylium / Ulocladium												
Chaetomium												
Cladosporium	148	13.33	1973	118	13.33	1573	93	6.67	620	68	6.67	454
Coprinus	1	13.33	13	1	13.33	13						
Drechslera / Bipolaris group	1	13.33	13	1	13.33	13						
Epicoccum												
Hyphal / Spore Fragments	22	13.33	293	31	13.33	413	8	6.67	53	16	6.67	107
Memnoniella												
Myxomycete / Periconia / Rust / Smut	22	13.33	293	4	13.33	53						
Oidium / Peronospora	1	13.33	13				1	6.67	7			
Stachybotrys							1	6.67	7			
TOTALS	340		4530	263		3504	178		1187	222		1481
Analyst	Rebecca Lutz			Rebecca Lutz			Rob Greene			Rob Greene		
Analysis Date	4/10/2014			4/10/2014			4/10/2014			4/10/2014		

IAQ Mold Report

Steve Moody Micro Services, LLC
 2051 Valley View Lane
 Farmers Branch, TX 75234 Phone: (972) 241-8460

Data Detail

DSHS License No.: LAB0117
 AIHA EMPAT ID: 102577

Client : Apex TITAN, Inc. - Dallas, TX **Lab Job No. :** 14F-04161
Project : Hedrick ES Rooms 125, 129 and 130 **Report Date :** 04/10/2014 2:31 PM
Project # : 7210114H055 **Sample Date :** 04/08/2014
Sample Type: Spore Trap, Non-cultured **Spore Trap Type:** Zefon - Air-O-Cell
Test Method: Mold: ASTM D7391-09 - Standard Profile Page 2 of 2

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:	5								
Location:	Room 130								
Debris Rating:	4								
Media Expires On:	Feb 2015								
Notes Included?:									
Volume:	150								
	raw ct.	MDL	spores/m ³						
Agaricus / Agrocybe									
Alternaria	16	6.67	107						
Ascospores	2	6.67	13						
Aspergillus / Penicillium	38	6.67	253						
Basidiospores	82	6.67	547						
Cercospora / Pseudocercospora	1	6.67	7						
Cerebella / Monodictys / Stemphylium / Ulocladium	1	6.67	7						
Chaetomium									
Cladosporium	162	6.67	1081						
Coprinus									
Drechslera / Bipolaris group	2	6.67	13						
Epicoccum	1	6.67	7						
Hyphal / Spore Fragments	32	6.67	213						
Memnoniella									
Myxomycete / Periconia / Rust / Smut	9	6.67	60						
Oidium / Peronospora									
Stachybotrys									
TOTALS	346		2308						
Analyst	Rob Greene								
Analysis Date	4/10/2014								

Debris Rating Key:

- 0 - No debris detected.
- 1 - Trace debris.
- 2 - Light debris.
- 3 - Moderate debris.
- 4 - Substantial debris.
- 5 - Extensive debris.
- 6 - Field blank.

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

IAQ Mold Report

Steve Moody Micro Services, LLC

Analytical Notes

DSHS License No.: LAB0117

2051 Valley View Lane

AIHA EMPAT ID: 102577

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

Client : Apex TITAN, Inc. - Dallas, TX

Lab Job No. : 14F-04161

Project : Hedrick ES Rooms 125, 129 and 130

Report Date : 04/10/2014 2:31 PM

Project # : 7210114H055

Sample Date : 04/08/2014

Sample Type: Spore Trap, Non-cultured

Spore Trap Type: Zefon - Air-O-Cell

Test Method: Mold: ASTM D7391-09 - Standard Profile

Page 1 of 2

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, Northeast

Notes: 40% Occluded.

Field Blanks

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

NOTE: All remaining samples suitable for analysis.

Methods

Method: ASTM D7391-09: Categorization and Quantification of Airborne Fungal Structures in an Inertial Impaction Sample by Optical Microscopy.

Calculation: Spores/cubic meter = (Raw spore count)*(MDL)

Note: MDL (Minimum Detection Limit) is calculated based upon 1 raw spore count.

Steve Moody Micro Services recommends two significant figures for calculated values based on ASTM D7391-09.

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.

IAQ Mold Report

Steve Moody Micro Services, LLC

2051 Valley View Lane

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

Analytical Notes

DSHS License No.: LAB0117

AIHA EMPAT ID: 102577

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Page 2 of 2

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LAB # 102577



Chain of Custody

Page 1 of 1



Lab Job # 14F-04161 AOC.5
 Lab Job # _____
 Lab Job # _____

Please call in advance for immediate, after-hour, & weekend pricing & availability.
 Turnaround of Culture Samples subject to Culture Growth

ASBESTOS PLM
 Bulk 1 day 2 day 3 day 5 day Immediate
 Analyze All Positive Stop

PCM Air (7400) 1 day 2 day 3 day 5 day Immediate
TOTAL DUST (0500/0600) 1 day 2 day

MOLD
 Non-culture (Tape / Bulk / Air) 1 day 2 day Immediate
 Air Standard Profile Air Expanded Profile
 Analyze Blanks Yes No
 Culture (Swab / Bulk / Plate) 7-14 day

ASBESTOS TEM
 Air AHERA Method 6 hr 12hr 24 hr
 Air 7402 (Modified) 1 day 2 day 3 day
 Bulk/Wipe/Micro Vac 1 day 2 day 3 day
 Water 1 day 2 day 3 day
 Analyze Blanks Yes No

BACTERIA
 Heterotrophic Plate Count (HPC) 3 day
 HPC + Gram Stain 3 day 5 day
 HPC + 3 Gram Neg ID 6-8 day
 HPC + 5 Gram Neg ID 6-8 day
 Fecal Coliform (MPN) 3 day
 Total Coliform & E Coli (P/A) 2-3 day

OTHER: _____

Billing Company / City: Apex Titan Dallas # of Samples: 5
 Submitter's Company: ETI Sample Date: 4/8/2014
 Submitter's Name: Clint Jech Project #: 7210114405J
 Project: Hedrick ES Rooms 125, 129 + 130 Phone #: _____
 Contact Information: Name: Clint Jech Mobile #: (972) 989-1031
 E-mail Results to: dabandon@apex.com c.jech@apex.com vjackowski@apex.com Fax #: _____
 Invoice Address: vjackowski@apex.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, Northeast	75	T=71.3 ° H=18.6 %
2	Exterior, Northwest	75	T=70.1 ° H=17.4 %
3	Room 125	150	T=77.0 ° H=24.0 % M=9-11 % Ceilings = Ceiling Tile Walls = Drywall / Corkboard Floors = Carpet
4	Room 129	150	T=74.0 ° H=22.7 % M=8-11 % Ceilings = Ceiling Tile Walls = Drywall / Corkboard Floors = Carpet
5	Room 130	150	T=75.5 ° H=23.2 % M=6-14 % Ceilings = Ceiling Tile Walls = Drywall / Corkboard Floors = Carpet

Released By: <u>[Signature]</u>	Date / Time: <u>4/8/2014 1845</u>	Received By: <u>[Signature]</u>	Date / Time: <u>4/9/14 7:30 AM</u>
Released By: _____	Date / Time: _____	Received By: _____	Date / Time: _____

ATTACHMENT 2

Mold Services Definitions & Limitations/Standard of Care and Reliance



Mold Services Definitions & Limitations

“Mold” defined. Mold is a general term used to describe various types of singled-celled naturally occurring biological organisms occurring worldwide. For purposes of this report (and the Texas Mold Assessment & Remediation Rules), the term “mold” is broadly defined to include any living or dead fungi or related products or parts, including spores, hyphae, and mycotoxins.

Limited Scope of Mold Assessment. The scope of Apex’s mold assessment services as reflected in the Proposal and this report are limited in that (i) they were physically limited to certain portions of the building structure (e.g., the Client identified Investigation Areas); and (ii) limited by accessibility to building materials or components within the Investigation Area(s). In contrast to a Limited Assessment” is a comprehensive assessment, which involves destructive sampling methods and the scope of the assessment typically extending to the entire building structure.

Time sensitive. 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 aeroallergens. Because no limit values presently exist, Apex 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 from a limited mold assessment are limited because of the nature of the information obtained (e.g., 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). Apex cannot warrant the accuracy of prior or subsequent information/data, reports and services performed by other firms at the Site. Apex assumes no responsibility or liability for errors in information or data provided by or through the client or third party sources. Apex’s services are not to be construed as legal or medical interpretation or advice.

Moisture Intrusion Limitation. Apex performs mold assessment services and is not a moisture intrusion, HVAC, roofing, plumbing or building envelope specialist. However, during the course of conducting its mold assessment services, Apex will report observed areas of apparent moisture intrusion. Apex does not and will not investigate the cause or causes of such observed moisture intrusion. In the event apparent moisture intrusion is observed, Apex 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.

Texas Licensing Requirements. Apex (and/or its personnel) will render the services set forth in this proposal in the capacity of a Texas licensed Mold Assessor. Apex is not licensed as a Mold Remediation Contractor and does not perform mold remediation. As of January 1, 2005, Texas law has required that Mold Assessors and Mold Remediation Contractors be licensed.

Mold Remediation Certificate. 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 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 Apex's issuance of a Mold Remediation Certificate 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 the Investigation Area or the Site. In the event that Apex is engaged to render services in connection with a mold remediation project, Apex will require *Client to provide to Apex a signed certificate prepared by Client's moisture intrusion specialist or appropriate contractor stating that all sources of moisture which resulted in the presence of mold in the Investigation Area have been fully remediated and corrected.*

Standard of Care

Apex performed its 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, expressed or implied, apply to the Services hereunder or this report.

Reliance

Apex's proposal for this project, services and this report have been prepared on behalf of and for the exclusive use of Lewisville Independent School District solely for their use and reliance in assessing the presence of mold in the Investigation Areas of the site. Lewisville Independent School District is the only party to which Apex 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, Apex 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 the proposal, the Services or this report shall be limited in the aggregate to all relying parties to the fair market value of the Services provided by Apex.