



Limited Mold Assessment Investigation Report and Remediation Protocol

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Customer
ABCDE Property

Address
1234 Sample Drive
Bedford Texas 98765



Inspection Date: 01/01/2026
Weather: Clear
Temperature: Over 65

Inspection Start Time: 08:00 AM
Project ID: 123456789(1234)
Inspected By: Joe Smith TDLR Lic. MAC1000 Exp.01/01/2027

Joe Smith

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Date: 01/01/2026	Time: 08:00 AM	Report ID: 260306WO102389(1301)
Property: 1234 Sample Drive Bedford Texas 98765	Customer: ABCDE Property	Real Estate Professional:

Inspection Service: Limited Mold Assessment and Protocol	Agreement Type: MSE Environmental Service Contract Agreement	Scope of Work (Remediation Protocol for Remediators): Not Included (Can be created for an additional fee)
Weather: Clear	Temperature: Over 65	Rain in last 3 days: No
Structure Faces: East	Report Expires: The reports for Mold expire 60 days after the investigation date.	

1. PROJECT SITE DESCRIPTION

Items

1.0 PROJECT SITE DESCRIPTION

Comments: Include

The project site description consists of a single family residence built in 1982. The customer requested a limited mold assessment due to water damage.

The following client defined areas of the structure were photo documented to note the environment, building materials and the current condition of the structure when the limited mold assessment investigation was performed.

Structures Interior (Picture 1-6)

Living Room, Kitchen, Bedroom, Garage, Bathroom



2. SCOPE OF SERVICES

Items

2.0 SCOPE OF SERVICES

Comments: Include

Purpose. The purpose of Limited Mold Assessment and Indoor Air Quality is to detect the presence of mold and other biological particles in Client defined areas of the Subject Property.

Scope of Limited Mold Assessment and Indoor Air Quality Investigation. Limited Mold Assessment and Indoor Air Quality consists of a visual assessment for mold and other biological problems in area(s) designated by You and the collection/analysis of sample(s) in these designated area(s). Further, the objective of Limited Mold Assessment and Indoor Air Quality Investigation is to determine whether mold and other biological problems exist in the designated area(s) sampled at the time the Limited Mold Assessment and Indoor Air Quality Investigation is performed. As such, the results of Limited Mold Assessment and Indoor Air Quality Investigation are not a guarantee that mold or other biological particles does or does not exist in the Subject Property; the results are indicative only of the presence or absence of mold or other biological particles in the areas sampled at the time the Limited Mold Assessment and Indoor Air Quality Investigation is performed. In light of no currently established Threshold Limit Values (TLVs) for the majority of substances of biological origins that are associated with building-related exposures, We follow the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH). Limited Mold Sampling and Indoor Air Quality Investigation will be conducted only in Client-defined areas and is NOT a complete assessment of the Subject Property.

If the Inspector or report recommends further action, including but not limited to consulting with a specialized expert(s), you must do so at your own expense or otherwise assume all risks associated with failure to do so. **This inspection is not technically exhaustive.** The fee charged for this Inspection is substantially less than that of a technically exhaustive inspection.

Visual Assessment. The purpose of the visual assessment is to identify visual mold and biological particles contamination or conditions that may be conducive to microbial growth and other biological particles, for example, musty odor and/or evidence of water penetration, in the area(s) You designate. The sole purpose of the visual assessment is to detect the presence, or likely presence, of mold and biological particles in the designated area(s); therefore, the Inspector will not be liable for failure to discover any conditions other than readily apparent and accessible mold or biological particles, including, but not limited to, water penetration. Following the visual assessment, sample collection and lab results, the Client will be provided with a written report stating whether mold and biological particles or conditions indicating mold were found in the designated area(s).

Scope of Visual Assessment/Exclusions. THE SCOPE OF THE VISUAL ASSESSMENT IS LIMITED TO READILY ACCESSIBLE AREAS DESIGNATED BY THE CLIENT ONLY. We do not remove floor and wall coverings or move furniture, open walls or perform any type of destructive inspection. Certain structural areas are considered inaccessible and impractical to inspect including but not limited to: the interiors of walls and inaccessible areas below; areas beneath wood floors over concrete; areas concealed by floor coverings; and areas to which there is no access without defacing or tearing out lumber, masonry, roofing or finished workmanship; structures; portions of the attic concealed or made inaccessible by insulation, belongings, equipment or ducting; portions of the attic or roof cavity concealed due to inadequate crawl space; areas of the

attic or crawl space made inaccessible due to construction; interiors of enclosed boxed eaves; portions of the sub area concealed or made inaccessible by ducting or insulation; enclosed bay windows; portions of the interior made inaccessible by furnishings; areas where locks prevented access; areas concealed by appliances; areas concealed by stored materials; and areas concealed by heavy vegetation. Note: There is no economically practical method to make these areas accessible. However, they may be subject to attack by microbial organisms. NO OPINION IS RENDERED CONCERNING THE CONDITIONS IN THESE AFOREMENTIONED OR OTHER INACCESSIBLE AREAS.

Assessment . The Inspector will NOT be able to determine the extent or type of microbial or other biological particles contamination from the results of the Visual Assessment. An appropriate number of samples must be collected, as determined by the Visual Assessment, before mold and other biological particles can be identified in designated area(s). You will have an opportunity to have samples taken in areas of the Subject Property You designate to establish the presence and type(s) of microbial and biological particles contamination. The Inspector will send samples to an AIHA or similar approved Lab, which will analyze them for the presence of mold and other biological particles. The Lab will then issue a report to You detailing the presence and type(s) of mold and other biological particles, if any, found in the samples. A reference guide will be provided, which explains the various types of mold and other biological particles along with any recommended action(s).

2.1 SCOPE OF SERVICES - LOCATION OF SAMPLES

Comments: Include

Location of Samples:

1. Rear Bathroom (Picture 1-2)
2. Control Outdoor Front (Picture 3-4)
3. Swab Sample S-1: Rear Water Heater Closet (Picture 5)



2.1 (Picture 1)



2.1 (Picture 2)



2.1 (Picture 3)



2.1 (Picture 4)



2.1 (Picture 5)

2.2 PUMP CALIBRATION

Comments: Include

The Buck BioAire B520 pump is first decontaminated with an isopropyl alcohol wipe then is calibrated before each job is performed. Using a bioaerosol cassette in line with the Buck Calibration Rotameter, the pump is calibrated to 15 LPM (liters per minute).

3. METHODS

Items

3.0 METHODS

Comments: Include

Air/Surface Samples: Samples were analyzed by Hayes Microbial Consulting of Midlothian, Virginia. Hayes Microbial Consulting is a participant in the American Industrial Hygiene Association (AIHA) program. Hayes Microbial Consulting is accredited under the AIHA Environmental Microbiology Proficiency Analytical Testing (EMPAT) (No.188863) and Texas Lab ID (Lab1021). All samples were to delivered to Hayes Microbial using their chain-of-custody procedures for microscopic analysis.

Airborne fungal samples were collected using the current industries methods and used within this report. Allergenco-D cassettes were the choice for collection of airborne fungal samples. Air was drawn through the cassette at a rate of fifteen liter per minute (15 l/m), for five (5) minutes totaling (75 l/m). A flow pump (SKC QuickTake 15) or (Buck BioAire) was preset and checked regularly with a primary calibrator to maintain the set flow rate. Airborne fungal samples were taken at breathing zone height of five to six feet.

Wall cavity fungal samples were collected using the current industries methods and used within this report. Allergenco-D cassettes were the choice for collection of wall cavity samples. Air was drawn through the cassette at a rate of fifteen liter per minute (15 l/m), for one (1) minutes totaling (15 l/m). A flow pump (SKC QuickTake 15) or (Buck BioAire) was preset and checked regularly with a primary calibrator to maintain the set flow rate.

Surface samples samples were collected using the current industries methods and used within this report. Bulk samples are collected and placed in a zip-lock bag for laboratory analysis. Swab samples were collected on a sterile swabs with a 1 ml butterfield buffer solution. Tape samples are collected on a clear adhesive tape and place on a microscope slide for laboratory analysis.

4. RESULTS AND DISCUSSION

Items

4.0 RESULTS AND DISCUSSION

Comments: Include

Based on the 1 areas Air sampled, the results of the Allergenco-D cassette sampling (attached report title Spore Trap Report Non-Viable Methology) are in the table below:		
Sample Location	Total levels of fungal spores found higher or lower than the outdoor total levels	Mold Spores Found Elevated
Rear Bathroom	Higher	Penicillium/Aspergillus, Bipolaris/Drechslera, Cladosporium
Based on the 1 areas Swab sampled, the results of the surface sampling (attached report title Direct Microscopic Examination Report) are in the table below:		
Sample Location	Sample Type	Mold Spores Found
Rear Water Heater Closet	Swab	Penicillium/Aspergillus, Bipolaris/ Dreschlera

5. CONCLUSIONS

Items

5.0 CONCLUSIONS

Comments: Include

Based on the descriptive information from results and discussion section, the following conclusions are made:

- See Diagram for removal of water damaged and fungal contaminated porous building materials.
- Penicillium/Aspergillus was found on the Swab sample taken in the Rear Water Heater Closet.
- Elevated levels of Cladosporium Penicillium/Aspergillus were found on the Air sample taken in the Rear Bathroom in comparison to the outdoor control sample.
- Visible fungal growth was noted in the structure.
- Visible fungal growth observed. The only way to determine the toxicity of a given mold is through laboratory analysis. Sampling and analysis are suggested for this substance or of the air surrounding the area. The method of clean up or remediation of mold is dependent upon the type of molds involved. Certain molds could potentially present health risks to those involved in removal. Consider waiting for the laboratory results before developing a strategy for removal.
- Evidence of water damage observed. Water damage is the leading cause of mold infiltration. Identification and repair of the source is recommended. Replacement of the damaged materials is also suggested. If mold-like substance is discovered during repair, DO NOT CONTINUE REPAIR until substance is tested for toxicity by laboratory analysis.



5.0 (Picture 1)



5.0 (Picture 2)



5.0 (Picture 3)



5.0 (Picture 4)



5.0 (Picture 5)



5.0 (Picture 6)

6. RECOMMENDATIONS

Items

6.0 RECOMMENDATIONS

Comments: Include

At the time of this investigation, the Rear Bathroom, Hall(s), Room 1 and Water Heater Closet does exhibit sufficient signs or "red flags" consistent with the following issues:

1. Moisture penetration that would indicate the presence of water staining and water damage.
2. Elevated levels of fungal spores found on the air samples taken within the interior compared to the outside control sample.
3. Visible fungal growth observed on building materials within the structures interior.
4. Follow Diagram located in Section 10 of the Mold Remediation Protocol.

MSE has prepared a Mold Remediation Protocol which will address fungal contamination affecting greater than twenty-five (25) contiguous square feet of building materials and is considered notifiable to Texas Department of Licensing and regulation.

Due to the significant elevation of fungal contamination identified within the subject property, contents located within impacted and adjacent areas shall be evaluated and remediated in accordance with the procedures outlined in Section 13 – Contents Handling, Cleaning, and Disposal of this Mold Remediation Protocol. These measures are necessary to reduce the potential for cross-contamination, re-aerosolization of fungal spores, and recurrence of contamination following remediation activities.

Based on the age of the structure and the suspect building materials found, MSE Environmental recommends an asbestos survey be performed on the property before any demolition or renovation is performed.

MSE has included a protocol for the referred mold abatement contractor.

Suggest repair or replacement in order to minimize conditions that are conducive to fungal activity.

MSE Environmental would like to thank you for the opportunity to serve you. If you have any questions or comments regarding this report, please do not hesitate to call us at (469) 352-9233.

7. CONSULTANT LICENSES & SIGNATURE

Items

7.0 CONSULTANT LICENSES & SIGNATURE

Comments: Include

Written By:

MSE Environmental

Joe Smith

Joe Smith
Level III Industrial Hygiene Technician
Licensed Mold Assessment Consultant
TDLR Lic. MAC1000 Exp.01/01/2027

8. WARRANTIES, LEGAL DISCLAIMERS AND LIMITATIONS

Items

8.0 WARRANTIES, LEGAL DISCLAIMERS AND LIMITATIONS

Comments: Include

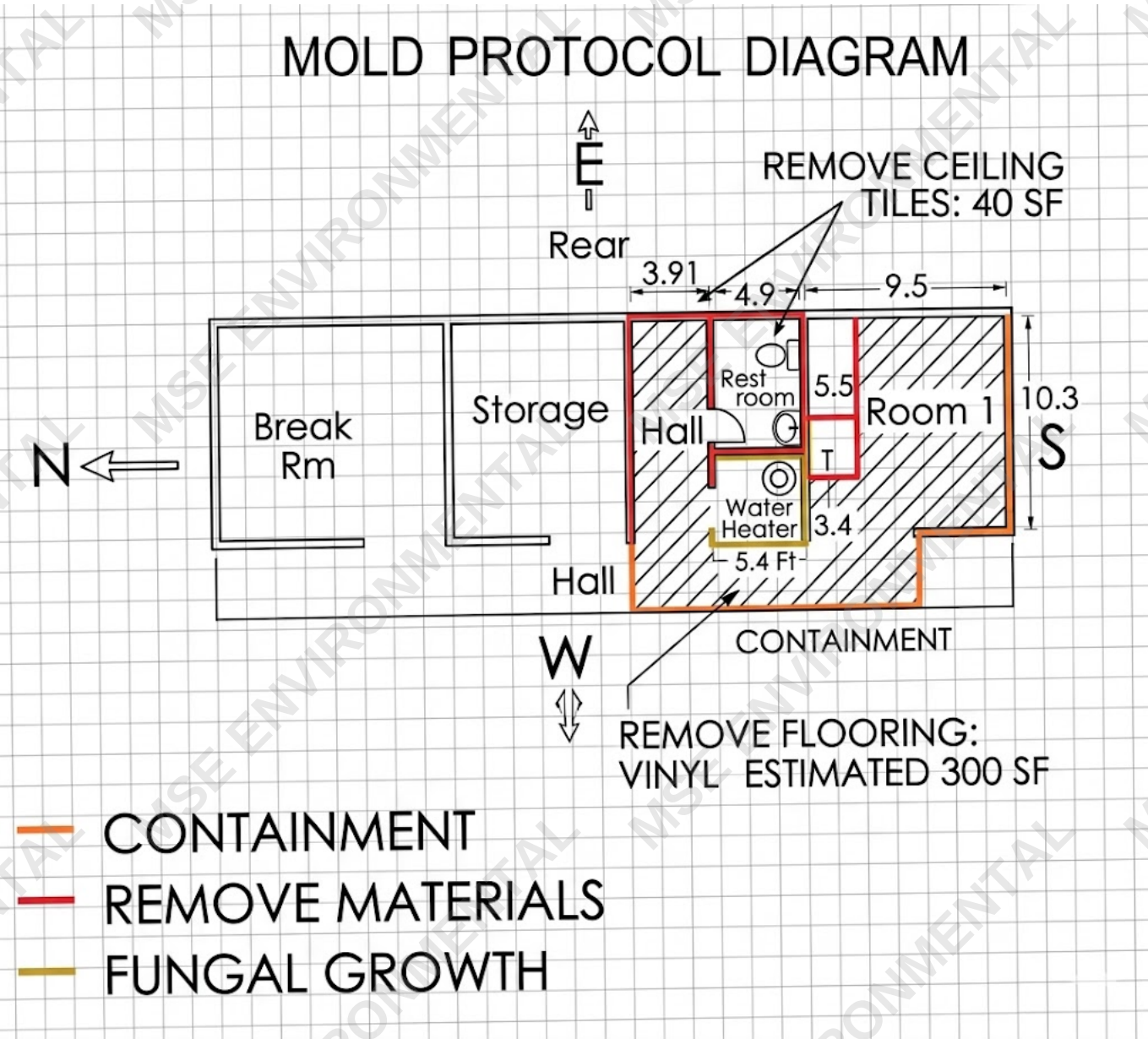
These professional services have been performed by MSE Environmental using the current standard of care and skill ordinarily exercised under similar circumstances by reputable environmental consultants practicing limited mold sampling investigations. No other warranty, expressed or implied, is made. The professional services performed do not guarantee compliance with Federal, State, or Local laws.

The professional services provided and judgments rendered on this project meet current professional standards and do not carry any other guarantee. MSE Environmental accepts no responsibility or liability to any person or organization for any claim, for loss or damage (including attorneys fees) caused, or believed to be caused, directly or indirectly by; conditions not revealed by the laboratory analyses performed; failure to perform other chemical analyses or utilize different test methods; or failure to locate or install additional sample points.

I hereby certify that I am responsible for the services described in this document. The services described in this document have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state and local statutes, regulations and ordinances.

9. LABORATORY REPORTS & CHAIN OF CUSTODY FORMS

10. PROJECT DIAGRAM



11. REMEDIATION PROTOCOL (INTRODUCTION)

Items

11.0 REMEDIATION Protocol (Introduction)

Comments: Include

Based on MSE Environmental's (MSE) visual assessment and investigation of the project address, MSE has assembled a remediation protocol for the affected areas of the project address. The remediation protocol has been broken down into the affected areas of mold assessed during the Visual mold Assessment investigation. We have worked toward assembling your remediation protocol as a guideline for a Licensed Mold Remediation Contractor to use to compile a Mold Work Plan. Keep in mind that the remediation protocol may need to be broadened in the event additional damage is discovered. Normal course of these of projects can be broken down into stages and/or zones. For this reason, costs will be able to be monitored and approved based on additional findings during the remediation project as needed. It is imperative prior to remediation that water intrusion source(s) must be fixed before remediation is to occur in order to prevent another occurrence during the remediation process.

Pursuant to our findings we recommend that the following areas shall be addressed by professional licensed mold remediation contractors only. All areas require adherence to the noted remediation Protocol and additional procedures for fungal remediation and protocol, unless a specific change is noted below in the individual area.

Remove water damage and impacted wall product. **(Chase the mold)**

Remove and discard all impacted materials (insulation, sheetrock, baseboards).

Remove all visible molds from expose cavity.

Clean and disinfect all building materials by scrubbing, sanding and removing all fungal impaction.

Consult a plumber to identify/repair any and all water leaks present.

Recommend placing an additional air scrubber outside of containments. **A Remediation Scope of Work Project Diagram is attached to the back of this report for your reference. Please follow the color reference chart per diagram.**

12. REMEDIATION PROTOCOL (SEQUENCING GUIDELINES)

Items

12.0 REMEDIATION PROTOCOL (SEQUENCING GUIDELINES)

Comments: Include

1. Communication

1. Consult with MSE Environmental prior to remediation activities to define the impacted areas of removal and provide supervision for the project.
2. Communicate and consult with a licensed Mold Remediation Contractor before removal to make reconstruction of space more efficient.
3. Create a project time line and communicate scheduled timeline with building representative(s)/occupant(s) before remediation and reconstruction commence. Provide contact numbers to occupants if they have questions about the projects.

2. Personnel

1. Require all fungal remediation personnel are trained and certified in the handling of fungal contaminated materials. Personnel should also be trained in understanding the health affects and methods of controlling and protecting against exposure.
2. It's required all personnel use respirators because fungal contaminants. They should also be medically qualified to wear a respirator, trained on its limitations and use, and sized for fit testing.

3. Personal Protective Equipment (PPE)

1. Full faced negative pressure respirators with cartridges that protect against particulates are required to be used during remediation. If appropriate, a similarly equipped half-mask with use of goggles or safety glasses may be substituted. Fungal spores should not be allowed to come in contact with mucous membranes (i.e. eyes, nose, mouth, etc.)
2. Water Impermeable coveralls covering the body, head and shoes should be used.
3. Gloves (nitrile or leather) should be used depending on the material being handled. Use leather gloves on rugged materials when needed.

4. Personal Hygiene

1. Upon exiting from the containment/enclosure, remove Water Impermeable coveralls leaving them inside the enclosure or the decontamination room. Some circumstances don't allow for the construction of a decontamination room.
2. Wash hands after exiting the enclosure.
3. Clean the respirator by removing cartridges and cleaning the surfaces with a disinfectant wipe. Soak the respirator with a disinfectant solution. Rinse when done with water and dry. Finally wipe again with a disinfectant.
4. After completion and use of exhaust fan with HEPA filters, cover the pre-filter with 6 mil poly and seal with duct tape.



5. Containment of Impacted Area

1. Isolate the impacted work area from occupied spaces using plastic (6 mil poly) sheeting sealed with duct tape (including fixtures, ventilation ducts/grills and other openings). Secure duct tape depending on the material in a way that will not allow loss of adhesion during the anticipated life of the containment.
2. Use negative air machines with a HEPA filter to generate negative pressurization. Depending on the space, use the appropriate sized unit at the flow rate determined for the space.
3. The negative air machines should be ducted outdoors, especially if the space outside containment is occupied. Ideally this will prevent the indoor spread of contamination if air machine malfunctions.
4. If space and budget allows, construct a two-stage decontamination room with a changing area and dirty room attached to the entrance of the containment area.
5. If determined the area outside of the containment is dusty, a square air filter (MERV 11 or better) may be cut into the containment and fitted to filter the make up air. Ensure a well sealed entrance to prevent unfiltered air from entering the containment.
6. All impacted materials removed in the containment must be placed in poly bags or wrapped in plastic before being removed from inside containment.

6. Exposure and Control to Adjacent Areas

1. Recommend all individuals with compromised immune systems, infants, children, recent surgery patients, and people with chronic inflammatory lung diseases or individuals with respiratory health concerns be vacated. Vacating the property is not mandatory but highly recommended.
2. Occupants in adjacent areas tend to have fewer complaints if area is vacated. There is also more room to work and remediation projects tend to have a shorter timeline when people are vacated.

7. Encapsulants

1. Encapsulants are not permitted during or after fungal remediation. Encapsulants applied to fungi do not aid in the main goal of the abatement process which is the removal of contamination.
2. Keep water use to a minimum during fungal abatement.

8. Containment Removal

1. Contaminated materials generated in the containment that cannot be cleaned should be removed from the building in sealed plastic bags. When using a decontamination chamber wipe the outside of the bags with a bio-wipe cloth prior to transport to uncontaminated areas of the building.

9. Proper procedures for cleaning the contaminated area

1. The decontamination area and containment areas should be HEPA vacuumed and cleaned with a damp cloth and/or mop with a mild detergent solution and be visibly clean prior to removal of isolation barriers.

10. Post Remediation Verification and Clearance Testing

1. Prior to re-construction and re-occupancy of the previously microbial/fungal (Condition 2 & 3) contaminated space a post remediation verification and clearance testing investigation should be performed by MSE

Environmental who is familiar with microbial assessments and remediation. Contents cleaning verification is required on all decontaminated contents.

2. During the post remediation verification investigation, the HEPA air machines and air scrubbers should be creating a negative pressurization in the enclosed areas. Seal all entry and exit points.

3. The containment and negative air pressure should not be removed until air samples return with acceptable spore counts and the area is visibly absent from visible fungal contamination. The fungal spore levels detected during the post remediation verification should be less than or similar to outdoor air for the genera of spores detected.

13. REMEDIATION PROTOCOL (CONTENTS)

Items

13.0 REMEDIATION PROTOCOL (CONTENTS)

Comments: Include

TABLE 1 - Types of Material and Level of Contamination and Suggested Cleaning Techniques for a Mold-Impacted Environment

Type of Material	Spore Deposition (Condition 2)	Visible Growth (Condition 3)
Porous: Fabric, paper upholstered furniture, ceiling tiles, drywall board, etc	Cleaning with HEPA vacuum, hot water extraction with drying and HEPA vacuum, air washing, dry cleaning, laundering with bleach	Disposal and replacement unless high value, then specialized restoration
Semi-Porous: Raw wood studs, rafters, decking, unpainted cinder block, other masonry components, stucco, etc.	"HEPA sandwich" cleaning (vacuum, damp wipe, vacuum again), scraping, scrubbing, sanding, or abrasive blasting. May also include surface sealing after inspection.	Disposal and replacement if structural damage or significant rot; scraping, scrubbing, sanding, or abrasive blasting if surface contamination.
Non-Porous: Metal, plastic, glass, sealed wood, etc.	HEPA vacuuming, wet wiping, washing, power washing, air washing, air blasting.	HEPA vacuuming, scrubbing, immersion washing, using ultrasonic bath, power washing, air washing, air blasting, steam cleaning.

Endnotes:

1. Cleaning Contents from Mold-Contaminated Environments: Wonder Makers Environmental

Contents Cleaning and Disposition:

Based on observed conditions, the following contents cleaning and disposal recommendations are advised:

1. HEPA Vacuuming:

High-Efficiency Particulate Air (HEPA) vacuuming is recommended for both hard and soft goods to remove settled particulate and potential biological contaminants.

2. Upholstery Cleaning:

Professional upholstery cleaning utilizing hot water extraction or equivalent industry-approved cleaning methods is recommended for upholstered furniture and fabric-covered items that are deemed salvageable.

3. Open Air Food Items:

All exposed or open food products should be considered a total loss and discarded due to the potential for contamination.

4. Canned Food Items:

Disposal of canned goods is recommended; however, retention may be considered at the owner's discretion provided containers remain fully sealed, intact, and are thoroughly cleaned and sanitized prior to use.

5. Clothing and Washable Textiles:

Clothing and other washable textiles may be laundered using standard detergent and appropriate wash cycles. Multiple wash cycles may be necessary depending on contamination severity.

6. Porous Biological Materials:

Any porous materials composed of cellulose or similar organic substrates (including paper products, cardboard, books, and similar materials) exhibiting visible biological growth should be considered nonsalvageable and discarded.

14. REMEDIATION PROTOCOL (AFFECTED AREAS)

Items

14.0 REMEDIATION PROTOCOL (AFFECTED AREAS)

Comments: Include

Rear Bathroom, Hall(s), Room 1 and Water Heater Closet

For final clean bio wipe the containment area with anti-microbial or disinfectant of MRC choice and ensure that the door zipper system is not tampered. Re-circulation is permitted and recommended that air scrubber is left on 24 hours prior to clearance.

CONTAINMENT: A leaning containment from upper wall to floor. Establish negative pressurization using an intake and exhaust system (Exhaust Outside). Clean and move contents in work area.

REMOVALS: WALL and CEILING PRODUCT

Remove the All entire wall product from sill plate to ceiling product by removing at least 2 ft of wall product from the sill plate up and 2 ft past visible fungal contamination.

Remove Vinyl Sheet Flooring flooring and Dispose.

CLEANING: SURFACES

Clean Soft Surfaces (HEPA Vac). Clean Wall Framing (Bio Wipe/Sanitize). Clean Floors (Bio Wipe/Sanitize).

CONTENTS: CLEANING

Follow guidelines in Table 1

14.1 Post Remediation Verification and Clearance Testing Requirements (T.M.A.R.R)

Comments: Include

POST REMEDIATION VERIFICATION AND CLEARANCE TESTING: Pursuant to the T.M.A.R.R and IICRC guidelines below is the methodology that will be used to determine successful clearance of this area.

1. Ensure the work are is free from all visible growth and wood rot. (Visual Assessment)
2. All work has been completed in compliance with the remediation protocol, the remediation work plan, and meets clearance criteria specified in protocol. (Ensure protocol and work plan were followed.)
3. Underlying cause of mold- post remediation assessment shall, to the extent feasible determine that the cause of mold has been remediated so that it is reasonably certain that the mold will return from that remediated cause. (Ensure that the moisture problem was corrected)
4. Analytical Methods- Visual, Procedural and analytical methods used.(Air Clearance will be used to ensure Condition I was met, assuming all other criteria has passed.)

15. REMEDIATION PROTOCOL (SUMMARY)

Items

15.0 REMEDIATION PROTOCOL (SUMMARY)

Comments: Include

This report and Protocol is an attempt to help remove the affected areas of mold by means of removing known contaminants that were detected and visually inspected. The situation created by several circumstances including but not limited to the previous water infiltration in the residence/building/structure/loss area.

All work and workmanship should follow the current protocol established by IICRC S500 Standard and Reference Guide for Professional Water Damage Restoration (1999) and IICRC S520 Standard and Reference Guide for Professional Mold Remediation (2003), Institute of Inspection, Cleaning and Restoration Certification and Bioaerosols: Assessment and Control (1999), American Conference of Governmental Industrial Hygienists, also adhering to guidelines and regulation per the Texas Mold Assessment and Remediation Rules (TMARR)

Please note that due to the nature of microorganisms there is no guarantee expressed, written or implied by this report. Conversely, if the conditions are permitted to stay the same or reoccur, there is no guarantee that the contamination or microorganisms will not regenerate or become more severe. The data compiled herein is subject to change in case of new or additional data discovery.

The information contained in this report is based on information available at the time that this report was prepared. Medical or health related concerns associated with fungal exposure are beyond the scope of this investigation. If additional information is discovered, it should be forwarded to our office for further review and comment. MSE Environmental reserves the right to amend and/or modify this report if new and/or significant data becomes available that impacts the situation and parameters of this investigation.

Our services were performed using the degree of skill normally exercised by practicing investigation individuals in this area and similar locales. No other warranty is either expressed or implied.

10. TEXAS COMPLIANCE

Items

10.0 TEXAS COMPLIANCE

Comments: Include

To file a complaint with the Texas Department of Licensing and Regulation (TDLR) regarding mold issues, follow these steps. If you are incorporating this complaint into a mold protocol, you may need to document specific details of the issue, including inspection findings, health concerns, and any violations of Texas mold regulations.

Steps to File a Complaint with TDLR for Mold Issues

1. Gather Evidence & Documentation Before submitting a complaint, collect the following:

Property Details: Address and location of the affected building.

Mold Inspection Report: If a licensed mold assessor or inspector has evaluated the issue, include their findings.

Photos & Videos: Clear images of visible mold growth, water damage, and any structural concerns.

Health Impact Statements: Documentation of symptoms, medical reports, or physician notes related to mold exposure.

Repair Attempts: Any communication with landlords, contractors, or building management regarding mold remediation efforts.

Mold Remediation Violations: If a licensed mold remediation company has failed to follow Texas laws, provide details about the violations.

2. Check TDLR's Jurisdiction

TDLR regulates mold assessment and remediation under the Texas Mold Assessment and Remediation Rules (TMARR). You can file a complaint if:

A licensed mold assessor or remediator failed to follow proper procedures.

A company operated without a required TDLR license.

The remediation project did not meet clearance criteria.

A violation of Texas Occupations Code, Chapter 1958 (Mold Assessors and Remediators) occurred.

If the issue involves tenant rights, landlord negligence, or building code violations, you may also need to file a separate complaint with Texas Department of State Health Services (DSHS) or your local housing authority.

3. Submit the Complaint to TDLR

You can file a complaint online or by mail.

Online Complaint Submission:

Visit the TDLR Complaint Portal:

TDLR Online Complaint Form

Fill out the required fields, including:

Complainant's contact information

Business or individual being reported