

- 1) Remodeling and remediation of the Wendt street building located at 800 E. Wendt Street, Bellville, Texas 77418 to restore the building from moisture damage. Work to be performed is outlined in the Bid Packet and Remediation Protocol By Choice Consultants.



CHOICE CONSULTING

Professional Environmental Services

P.O. Box 12333
College Station, Texas 77842
979-492-5104

LIMITED MOLD ASSESSMENT REPORT

September 30, 2023

PROPERTY:

Austin County Building
Texas A&M AgriLife Extension Service & EMS Section
800 E. Wendt Street
Bellville, Texas 77418

CONDUCTED FOR:

Mr. Bobby Rinn, Austin County Commissioner
(979) 270-1393
1 East Main St., Bellville, Texas 77418

INSPECTED BY:

Chad A. McLaughlin

Texas Licensed Mold Assessment Consultant
License # MAC1251, Exp. 1-9-2025

Section 1 General

Subject: Limited Mold Assessment Findings

Date Inspection Conducted: September 28, 2023

Location: Austin County Building (Texas A&M AgriLife Extension Service & EMS Section) – 800 E. Wendt Street, Bellville, Texas 77418

Inspector: Chad A. McLaughlin of Choice Consulting, LLC

Section 2 Scope of Work

Choice Consulting, LLC (Choice) conducted the following scope of work as requested by the client:

- Conducted a visual inspection within the building to identify the presence of possible mold, and/or conditions that may be conducive to mold growth.
- Collected twelve (12) indoor ambient air spore trap samples for non-cultured spore count analysis inside the building.
- Collected one (1) outdoor (comparison) air spore trap sample for non-cultured spore count analysis outside the building.
- Collected six (6) indoor surface swab samples for non-cultured spore count analysis inside the building.
- Obtained indoor and outdoor temperature and relative humidity readings at sample location areas and collected moisture measurements of certain building material surfaces.
- Prepared and submitted a written report summarizing Choice inspection activities, findings, conclusions, and recommendations.

C. A. M.

Section 3 Findings

Ambient Air and Surface Swab Mold Sampling Laboratory Results:

- No elevated mold spores were detected in the indoor air samples collected as compared to the outdoor mold levels. See below for more information from the air sampling conducted:

Overall, the Total mold spore counts identified were considerably lower indoors compared to outdoors based on the air samples collected and analyzed. Total mold spores outdoors were 13,900 spores per cubic meter, and indoors ranged from 226 to 1,200 total spores per cubic meter.

Air Samples 02, 03, 08, 11, 12, 13, and 15 collected in various areas in the building contained low concentrations of *Penicillium* / *Aspergillus* mold spores that were higher than the *Penicillium* / *Aspergillus* spores per cubic meter detected in the outdoor comparison sample (Air Sample 17). *Penicillium* / *Aspergillus* are common indoor molds and low level concentrations that are higher indoors compared to outdoors are not considered to be indicative of elevated mold levels or poor air quality.

Detectable trace levels of *Stachybotrys* mold spores (13 spores per cubic meter) were present in the Hall area south of Conference Room 4 (Air Sample 16). *Stachybotrys* is a moisture damage indicator mold that commonly grows on porous building materials (such as drywall, cellulose ceiling tiles, or materials with paper backings) in buildings that have been impacted by sustained or ongoing moisture sources.

- Swab samples collected from visible mold growth observed on representative drywall wall surfaces all contained fungal growth. See below for the sample locations, moisture impacted materials, and mold concentrations identified:

Sample 04 collected in Conference Room 4 from the north open wall cavity drywall contained *Dicyma* and *Penicillium* / *Aspergillus* mold spores.

Sample 05 collected in Conference Room 2 from an east all area at the electrical switch contained *Penicillium* / *Aspergillus* mold spores.

Sample 06 collected in Conference Room 4 from the upper east drywall wall above the ceiling tiles contained *Penicillium* / *Aspergillus* mold spores.

Sample 07 collected in Conference Room 4 from the upper north drywall wall above the ceiling tiles contained *Cladosporium* and *Penicillium* / *Aspergillus* mold spores.

C. M.

Sample 18 collected in the hall east of Conference Room 2 from the upper west vinyl-covered drywall wall above the ceiling tiles contained *Cladosporium* and *Penicillium* / *Aspergillus* mold spores.

Sample 19 collected in the Break Room from the upper west vinyl-covered drywall wall above the door frame (below ceiling tiles) contained *Penicillium* / *Aspergillus* mold spores.

- See the attached laboratory reports, mold sample data sheets, sample location drawing, and photographs for air and surface sample locations and supplementary information.

Section 4 Observations and Discussion

Choice was contacted to conduct a mold assessment at the Austin County Building (Texas A&M AgriLife Extension Service & EMS Section) – 800 E. Wendt Street, Bellville, Texas 77418. The assessment consisted of ambient air mold sampling to determine the general indoor air quality (IAQ) for airborne mold concentrations inside the building areas sampled as compared to the outdoor mold levels. Surface swab samples were also collected from certain representative moisture impacted building materials observed to contain visible mold growth. The structure was observed to be a one-story occupied office building utilized for Austin County services.

On September 28, 2023, Choice Mold Assessment Consultant Chad McLaughlin met with Austin County Commissioner Mr. Bobby Rinn and Austin County employee Mr. Ronnie Thrasher. Choice was informed by the Austin County representatives that the primary cause of moisture intrusion and subsequent mold growth appears to be from the outage of an attic ventilation / exhaust fan(s) system that has apparently caused increased humidity and condensation of moisture affecting certain drywall wall materials in limited attic areas and in occupied areas in central rooms / sections of the building (Conference Rooms 2 and 4, Break Room, Room 3, and certain adjacent hall and room areas). Commissioner Rinn added that the attic ventilation / exhaust fan(s) system remains inactive with repairs pending.

Mr. Thrasher with Austin County also reported that building occupants appear to have routinely lowed thermostats below 70 degrees Fahrenheit which has contributed to elevated indoor relative humidity, condensation of moisture, and placed extra strain on heating, ventilation, and air-conditioning (HVAC) units during high outdoor temperature periods. Mr. Thrasher stated he believes the installation of plexiglass wall panels in Conference Rooms 2 and 4 has also contributed to areas where moisture buildup and subsequent mold growth have occurred from attic ventilation and HVAC issues. During the assessment, Choice also observed evidence of inoperable attic ventilation / exhaust fan equipment causing mold growth on drywall in the attic and on walls below certain

ceiling tile areas, as well as suspected HVAC and / or plumbing related issues that have contributed to condensation and moisture impacts and subsequent mold growth in the building.

Section 5 Conclusions & Recommendations

Based on visual observations and the laboratory results for the mold samples contained in this report, Choice concludes that the presence of visible mold growth on certain building material surfaces appears to primarily be the result of past and current moisture creation from the reported attic ventilation / exhaust fan(s) system outage that has affected certain building areas. Condensation of moisture, increased relative humidity, and subsequent mold growth also appear to have been contributed to by low indoor temperature settings and associated HVAC related moisture issues. Choice also observed evidence of moisture damage to the wood sink cabinet in the Break Room suspected to be from plumbing leaks. No elevated moisture readings were obtained from certain drywall wall surfaces tested below ceiling tiles where visible mold growth was observed.

Choice proposes that a Mold Remediation Protocol be written that will specify the estimated quantities and locations of mold damaged materials to be remediated and the proposed remediation methods and clearance criteria for each remediation area. It is required that a Texas Licensed Mold Assessment Consultant develop a Mold Remediation Protocol for the remediation project in accordance with the Texas Mold Assessment and Remediation Rules. The Mold Remediation Protocol shall be submitted to a Texas Licensed Mold Remediation Contractor, of the client's choice, so that a Mold Remediation Work Plan can be developed. In addition, the Texas Licensed Contractor will need to submit the Mold Remediation Notification(s) no less than five (5) calendar days (unless emergency notification is obtained) prior to beginning the remediation project in accordance with the Texas Mold Assessment and Remediation Rules.

Prior to mold remediation, the owner shall complete inspections and necessary repairs / corrections to the source(s) of water / moisture intrusion at the building including ventilation, HVAC, and plumbing related components and systems. Water / moisture intrusion sources should be inspected and repaired by competent and appropriately licensed or certified trade professionals such as HVAC, plumbing, or other contractors as needed.

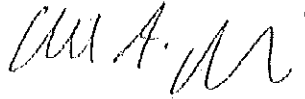
Choice also recommends that the building HVAC system(s) and associated components be inspected and evaluated by appropriate professionals, such as a licensed and certified National Air Duct Cleaners Association (NADCA) HVAC contractor for any diagnostic, repair, and cleaning work determined to be required.

Any future repair / renovation work or inspection activities conducted in the building where hidden mold damaged interior building materials are discovered and contain equal to or more than 25 contiguous square feet of mold contamination will need to immediately stop, and appropriate procedures conducted to isolate or seal off the mold damaged materials. Additional licensed mold assessment will then be required in such areas if identified.

Section 6 Signatures

Our report is based on information available to us as discussed herein. Should additional information become available, Choice Consulting, LLC reserves the right to amend and/or supplement our report, conclusions, etc.

Sincerely,

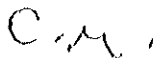


Chad A. McLaughlin
Mold Assessment Consultant
Texas License # MAC1251



Brent W. Plant
Mold Assessment Consultant
Texas License # MAC1454

For more information about mold and the Texas Mold Assessment and Remediation Rules,
or for questions or to direct a complaint contact:
Texas Department of Licensing and Regulation
Mold Assessors and Remediators
PO Box 12057, Austin, TX 78711
Phone: 512-463-6599 or 800-803-9202
www.tdlr.texas.gov



Texas Mold Assessment Consultant
License # MAC1251, Expiration date: 01-09-2025

Laboratory Analysis Reports & Chain of Custody Forms

C. M.



SEEML Reference Number:
H-230929034

Southeast Environmental Microbiology Laboratories

440 Cobia Dr, Ste. 1901
Katy, TX. 77494
Phone: 832-437-2667

The information and data for **Choice Consulting, LLC** has been checked for thoroughness and accuracy. The following reports are contained within this document:

☒ Surface/Bulk Report

☐ Andersen Fungal Report

☒ Spore Trap Report

☐ Quantitative Fungal Report

Lab Manager Review :

Magzoub Ismail

Date : 09-29-2023

Thank you for using SEEML laboratories. We strive to provide superior quality and service. SEEML laboratories are accredited through AIHA LAP, LLC (EMLAP #232339) for the analysis of Spore Traps and Surface/Bulk Samples and licensed by the Texas Department of Licensing and Regulation (LAB1016).

The data within this report is reliable to three significant figures. The third significant figure is technically unjustified. In this instance, the third figure is reported as an estimate to facilitate the interpretation by the customer.

Confidentiality Notice:

The document(s) contained herein are confidential and privileged information, intended for the exclusive use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of the document(s) is strictly prohibited. If you have received this document in error, please immediately notify us by telephone to arrange for its return. Thank you.

Guidelines for Interpretation:

No accepted quantitative regulatory standards currently exist by which to assess the health risks related to mold and bacterial exposure. Molds and bacteria have been associated with a variety of health effects and sensitivity varies from person to person.

Several organizations, including: the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC), as well as the California Department of Health Services (CADHS), have all published guidelines for assessment and interpretation of mold resulting from water intrusion in buildings.

Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork.

Spore Trap Report

Choice Consulting, LLC	Date Sampled: 09/28/2023
2323 Clear Lake City Boulevard, Ste 180-288	Date Received: 09/29/2023
Houston, Texas, 77062	Date Analyzed: 09/29/2023
281-987-5044	Date Reported: 09/29/2023
	Date Revised:
	Project Name: Austin County
	Project Address: 800 E Wendt St
	Project City, State, ZIP: Bellville, TX 77418
	SEEML Reference #: H-230929034

TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7

Client Sample ID	1			2			3		
Location	Conference Room 4			Conference Room 2			Break Room		
Lab Sample ID	H-230929034-126			H-230929034-127			H-230929034-128		
Detection Limit (spores/m ³)	13			13			13		
Hyphal Fragments							1	13	
Pollen									
Spore Trap Used	Allergenco			Allergenco			Allergenco		
	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%
Alternaria (=Ulocladium)							1	13	1
Ascospores				4	53	8	4	53	5
Basidiospores				8	107	15	12	160	14
Bipolaris/Drechslera									
Cercospora									
Chaetomium									
Cladosporium	12	160	71	12	160	23	44	587	51
Colorless/Other Brown*									
Curvularia									
Epicoccum									
Fusarium									
Memnoniella									
Nigrospora							1	13	1
Oidium									
Penicillium/Aspergillus	4	53	24	28	373	53	24	320	28
Pithomyces									
Polythrincium									
Pyricularia									
Rusts									
Smuts/Periconia/Myxomy	1	13	6	1	13	2			
Spegazzinia									
Stachybotrys									
Stemphylium									
Tetraploa									
Torula									
Zygomycetes									
Background debris (1-5)**	3			2			2		
Sample Volume(liters)	75			75			75		
TOTAL SPORES/M³	17	226		53	706		86	1150	

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

The reporting limit is contingent upon client provided sample volume (L). The provided volume (L) is converted into cubic meters (M³ = L / 1000) and plugged into the reporting limit formula, expressed as spores/m³ (spores/m³ = (spores/sample) / (volume in cubic liters)).

*Colorless, Other Brown are spores without a distinctive morphology on spore traps and non-viable surface samples.

**Background debris is the amount of particulate matter present on the slide and is graded from 1-5 with 1 = very light, 2= Light, 3 = Medium, 4 = Heavy, 5 = Very Heavy. The higher the rating the more likelihood spores may be underestimated. A rating of 5 should be interpreted as minimal counts and may actually be higher than reported.

Disclaimer: The sample results are determined by the sample volume, which is provided by the customer.

This report relates only to the samples tested as they were received.

Respectfully submitted, SEEML

Magzoub Ismail

Magzoub Ismail, Approved Laboratory Signatory

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Katy, TX. 77494

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AIHA LAP, LLC EMLAP #173667

Texas Lic: LAB1016

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	Date Revised:
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	Project City, State, ZIP: Bellville, TX 77418
	SEEML Reference #: H-230929034

TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7

Client Sample ID	8			9			10		
Location	S. Central Storage Room			Storage Room 9			NW Hall - Outside Room 18		
Lab Sample ID	H-230929034-133			H-230929034-134			H-230929034-135		
Detection Limit (spores/m ³)	13			13			13		
Hyphal Fragments							1	13	
Pollen	1	13							
Spore Trap Used	Allergenco			Allergenco			Allergenco		
	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%
Alternaria (=Ulocladium)							3	40	6
Ascospores	4	53	4				8	107	15
Basidiospores	4	53	4						
Bipolaris/Drechslera	1	13	1						
Cercospora	2	27	2						
Chaetomium									
Cladosporium	36	480	40	8	107	40	8	107	15
Colorless/Other Brown*									
Curvularia							1	13	2
Epicoccum									
Fusarium									
Memnoniella									
Nigrospora	2	27	2				1	13	2
Oidium									
Penicillium/Aspergillus	40	533	44	12	160	60	16	213	30
Pithomyces	1	13	1						
Polythrincium									
Pyricularia									
Rusts									
Smuts/Periconia/Myxomy							16	213	30
Spegazzinia									
Stachybotrys									
Stemphylium									
Tetraploa									
Torula									
Zygomycetes									
Background debris (1-5)**	2			2			2		
Sample Volume (liters)	75			75			75		
TOTAL SPORES/M³	90	1200		20	267		53	706	

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

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**Background debris is the amount of particulate matter present on the slide and is graded from 1-5 with 1 = very light, 2 = Light, 3 = Medium, 4 = Heavy, 5 = Very Heavy. The higher the rating the more likelihood spores may be underestimated. A rating of 5 should be interpreted as minimal counts and may actually be higher than reported.

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Respectfully submitted, SEEML

Magzoub Ismail

Magzoub Ismail, Approved Laboratory Signatory

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Phone: 832-437-2667

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	Project Address: 800 E Wendt St
	Project City, State, ZIP: Bellville, TX 77418
	SEEML Reference #: H-230929034

TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7

Client Sample ID	11			12			13		
Location	N. Central Hall - Outside Room 3			Hall Area E. of Conf. Room 2			Hall Outside Office 52		
Lab Sample ID	H-230929034-136			H-230929034-137			H-230929034-138		
Detection Limit (spores/m ³)	13			13			13		
Hyphal Fragments	1	13		1	13		2	27	
Pollen	1	13							
Spore Trap Used	Allergenco			Allergenco			Allergenco		
	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%
Alternaria (=Ulocladium)							3	40	3
Ascospores	8	107	10				8	107	9
Basidiospores							4	53	5
Bipolaris/Drechslera									
Cercospora									
Chaetomium									
Cladosporium	36	480	44	24	320	31	44	587	51
Colorless/Other Brown*									
Curvularia	1	13	1	2	27	3			
Epicoccum									
Fusarium									
Memnoniella									
Nigrospora	4	53	5	2	27	3			
Oidium									
Penicillium/Aspergillus	32	427	39	48	640	62	28	373	32
Pithomyces									
Polythrincium									
Pyricularia									
Rusts									
Smuts/Periconia/Myxomy	1	13	1	1	13	1			
Spegazzinia									
Stachybotrys									
Stemphylium									
Tetraploa									
Torula									
Zygomycetes									
Background debris (1-5)**	2			2			2		
Sample Volume(liters)	75			75			75		
TOTAL SPORES/M³	82	1090		77	1030		87	1160	

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

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Respectfully submitted, SEEML

Magzoub Ismail

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TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7

Client Sample ID	14			15			16		
Location	Receptionist Office			Hall Area S. of Conf. Room 2			Hall Area S. of Conf. Room 4		
Lab Sample ID	H-230929034-139			H-230929034-140			H-230929034-141		
Detection Limit (spores/m ³)	13			13			13		
Hyphal Fragments				2	27		1	13	
Pollen									
Spore Trap Used	Allergenco			Allergenco			Allergenco		
	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%	raw ct.	spores/m ³	%
Alternaria (=Ulocladium)				1	13	2			
Ascospores									
Basidiospores							4	53	7
Bipolaris/Drechslera									
Cercospora									
Chaetomium									
Cladosporium	28	373	58	8	107	15	32	427	55
Colorless/Other Brown*									
Curvularia							4	53	7
Epicoccum									
Fusarium									
Memnoniella									
Nigrospora				4	53	7	3	40	5
Oidium									
Penicillium/Aspergillus	20	267	42	40	533	74	12	160	21
Pithomyces							1	13	2
Polythrincium									
Pyricularia									
Rusts									
Smuts/Periconia/Myxomy				1	13	2	1	13	2
Spegazzinia									
Stachybotrys							1	13	2
Stemphylium									
Tetraploa									
Torula									
Zygomycetes									
Background debris (1-5)**	2			2			3		
Sample Volume(liters)	75			75			75		
TOTAL SPORES/M³	48	640		54	719		58	772	

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

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	SEEML Reference #: H-230929034

TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7

Client Sample ID	17								
Location	Outdoors - Break/N. Side, W. End								
Lab Sample ID	H-230929034-142								
Detection Limit (spores/m ³)	13								
Hyphal Fragments	4	53							
Pollen	2	27							
Spore Trap Used	Allergenco								
	raw ct.	spores/m ³	%						
Alternaria (=Ulocladium)	50	667	5						
Ascospores	24	320	2						
Basidiospores	36	480	3						
Bipolaris/Drechslera	6	80	1						
Cercospora	7	93	1						
Chaetomium									
Cladosporium	724	9653	70						
Colorless/Other Brown*									
Curvularia	34	453	3						
Epicoccum									
Fusarium	15	200	1						
Memnoniella									
Nigrospora	86	1147	8						
Oidium									
Penicillium/Aspergillus	20	267	2						
Pithomyces									
Polythrincium									
Pyricularia									
Rusts									
Smuts/Periconia/Myxomy	37	493	4						
Spegazzinia									
Stachybotrys									
Stemphylium									
Tetraploa									
Torula									
Zygomycetes									
Background debris (1-5)**	2								
Sample Volume (liters)	75								
TOTAL SPORES/M³	1039	13900							

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Surface and Bulk Sample Report

Choice Consulting, LLC		Date Sampled: 09/28/2023		
2323 Clear Lake City Boulevard, Ste 180-288		Date Received: 09/29/2023		
Houston, Texas, 77062		Date Analyzed: 09/29/2023		
281-987-5044		Date Reported: 09/29/2023		
		Date Revised:		
		Project Name: Austin County		
		Project Address: 800 E Wendt St		
		Project City, State ZIP: Bellville, TX 77418		
		SEEML Reference #: H-230929034		
TEST METHOD: Direct Microscopic Examination (SEEML SOP 18)				
Client Sample ID	04	05	06	07
Location	Conf. Room 4 - N. Wall Cavity Drywall	Conf. Room 2 - E. Wall at Elec. Switch	Conf. Room 4 - Upper E. Wall Drywall	Conf. Room 4 - Upper N. Wall Drywall
SEEML Sample ID	H-230929034-129	H-230929034-130	H-230929034-131	H-230929034-132
Sample Type	Swab	Swab	Swab	Swab
	Quantification*	Quantification*	Quantification*	Quantification*
Hyphal Fragments	L	VL	VL	VL
Pollen				
General Impressions **	FG	FG	FG	FG
Miscellaneous Spores				
Fungal Growth:				
Acremonium				
Alternaria (=Ulocladium)				
Ascospores				
Basidiospores				
Bipolaris/Drechslera				
Cercospora				
Chaetomium				
Cladosporium				VL
Curvularia				
Dicyma	M			
Epicoccum				
Fusarium				
Geotrichum sp.				
Memnoniella				
Myxomycetes				
Nigrospora				
Penicillium/Aspergillus	VL	M	VL	VL
Pithomyces				
Rusts				
Stachybotrys				
Torula				
Trichoderma				
Revisions:				

** General Impressions: NFG = No Fungal Growth, FG = Fungal Growth, MFG = Minimal Fungal Growth Or Growth in vicinity

Ulocladium has been recognized by the International Mycological Association to be equal to Alternaria and so they are reported as one.

Quantification of fungal growth is done by semi-quantitative grading using the following ranges:

Scattered Spores = 1-20 fungal spores

VL = 21-100 fungal spores

L = 101-1,000 fungal spores

M = 1,001-10,000 fungal spores

H = >10,000 fungal spores

ND = No Fungal Spores Detected

Disclaimer: This report relates only to the samples tested as received.

Respectfully submitted, SEEML

Magzoub Ismail, Approved Laboratory Signatory

440 Cobian Drive, Ste 1901

Katy, TX. 77494

Phone: (832) 437-2667

AIHA LAP, LLC EMLAP #232339

Texas Lic: LAB1016

Form 46.0 Rev 5 02/03/22

Surface and Bulk Sample Report

Choice Consulting, LLC		Date Sampled: 09/28/2023	
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		Date Revised:	
		Project Name: Austin County	
		Project Address: 800 E Wendt St	
		Project City, State ZIP: Bellville, TX 77418	
		SEEML Reference #: H-230929034	
TEST METHOD: Direct Microscopic Examination (SEEML SOP 18)			
Client Sample ID	18	19	
Location	Hall E. Conf. Room 2 - Upper Vinyl Drywall	Break Room - W. Wall Vinyl Drywall	
SEEML Sample ID	H-230929034-143	H-230929034-144	
Sample Type	Swab	Swab	
	Quantification*	Quantification*	
Hyphal Fragments	VL	VL	
Pollen			
General Impressions **	FG	FG	
Miscellaneous Spores			
Fungal Growth:			
Acremonium			
Alternaria (=Ulocladium)			
Ascospores			
Basidiospores			
Bipolaris/Drechslera			
Cercospora			
Chaetomium			
Cladosporium	VL		
Curvularia			
Dicyma			
Epicoccum			
Fusarium			
Geotrichum sp.			
Memnoniella			
Myxomycetes			
Nigrospora			
Penicillium/Aspergillus	VL	VL	
Pithomyces			
Rusts			
Stachybotrys			
Torula			
Trichoderma			
Revisions:			

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Respectfully submitted, SEEML

Katy, TX. 77494

Texas Lic: LAB1016

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Phone: (832) 437-2667

Form 46.0 Rev 5 02/03/22



Southeast Environmental Microbiology Laboratories (SEEML)

Chain of Custody

440 Cobia Drive, Ste. 1901, Katy, TX. 77494 Phone: 832-437-2667. www.seeml.com

Page 1 of 2

Company Information:				FOR LAB USE ONLY				Conditions of Samples Acceptable?		Requested Services	
Company Name:	Choice Consulting, LLC	Address:	2323 Clear Lake City Boulevard, Ste. 180-288	SEEML Reference Number:	44-230929034	SEEML LAB ID:	126-144	YES	NO	Mold/Bacteria Analysis	Culturable
Project Manager:	Brent Plant	(City, State, Zip)	Houston, Texas 77062	Turn Around Time							
Phone:	281-987-5044	Special Instructions:	Email also to: chad@mcLaughlin@gmail.com	3D: 3-Business Days 4D: 4-Business Days 5D: 5-Business Days WH: Weekend/Holiday							
Email:	brent@ccpes.net	Project Information:			Environmental Conditions						
Date Sampled:	9-28-2023	Sample Location/Description	Sample Type Abbreviations:	Precipitation in last 16 Hours:	Notes:						
Project Name:	Austin County	Challengerco	B-Bulk	Relative Humidity I/O:							
Project Address:	900 E. Wendt St	AOC-Air O Cell	W-Water	Temperature I/O:							
City, State, Zip:	Bellville, TX 77418	Swab	D-Dust	Wind Conditions:							
Client Sample ID	Sample Location/Description	Sample Type	TAT	**Volume (L)	*Area						
-01	Conference Room 4	A	SD	75	N/A	Indoor	X				
-02	Conference Room 2	A		75		Indoor	X				
-03	Break Room	A		75		Indoor	X				
-04	Conf. Room 4 - N. wall cavity drywall	S		N/A		Swab		X			
-05	Conf. Room 2 - E. wall at elec. switch	S		N/A		Swab		X			
-06	Conf. Room 4 - Upper E. drywall	S		N/A		Swab		X			
-07	Conf. Room 4 - Upper N. Drywall	S		N/A		Swab		X			
-08	S. central storage Room	A	V	75	V	Indoor	X				
-09	Storage Room 9	A	V	75	V	Indoor	X				
-10	New Hall - outside Room 18	A	SD	75	N/A	Indoor	X				

Relinquished By: MAA Date/Time: 9/29/2023-1539pm

Received By: Shana Date/Time: 09/29/2023 1:16 PM

*Area is only required for culturable surface samples.
**Volume = Pump setting (L/min) X minutes



Southeast Environmental Microbiology Laboratories (SEEML)

Chain of Custody

440 Cobia Drive, Ste. 1901, Katy, TX. 77494 Phone: 832-437-2667, www.seeml.com

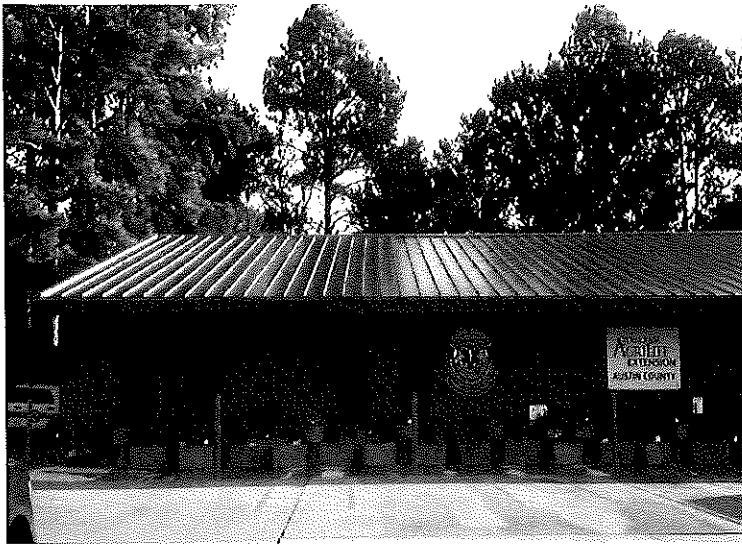
Page 2 of 2

Company Information: Company Name: Choice Consulting, LLC Project Manager: Brent Plant Phone: 281-987-5044 Email: brent@ccpes.net		FOR LAB USE ONLY SEEML Reference Number: H-230929034 Conditions of Samples Acceptable? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SEEML LAB ID: 126-144		Requested Services Mold/Bacteria Analysis Non-Culturable Spore Trap Tape, Swab, Bulk Water, Swab, Bulk Legionella (CDC-Method) Pseudomonas aeruginosa By QuantiTray Sewage Assessment By QuantiTray Total Coliform, E. coli (Presence/Absence) Direct Exam Surface Sample Analysis Non Fungal Biological Particulate Analysis Spore Trap Analysis	
Project Information: Date Sampled: 9-28-2023 Project Name: Austin County Project Address: 900 E. Wendt St. City, State, Zip: Bellville, TX 77418		Turn Around Time R: 4-Hr Rush SD: Same Business Day ND: Next Business Day 2D: 2-Business Days 3D: 3-Business Days 4D: 4-Business Days 5D: 5-Business Days WH: Weekend/Holiday		Environmental Conditions Precipitation in last 16 Hours: see page 1 Relative Humidity I/O: Temperature I/O: Wind Conditions:	
Sample Location/Description -11 N. Central Hall - outside Room 3 -12 Hall area E. of Conf. Room 2 -13 Hall outside office 52 -14 Receptionist office -15 Hall area S. of Conf. Room 2 -16 Hall area S. of Conf. Room 4 -17 Outdoors - Back/N. side, West -18 Hall E. Conf. Room 2 - upper vinyl drywall -19 Break Room - W. wall vinyl drywall		Sample Type Abbreviations: A-Allergenco AOC-Air O Cell S-Swab T-Tape B-Bulk W-Water D-Dust MS-Micro 5		Notes: Indoors Indoors Indoors Indoors Indoors Indoors outdoors Swab Swab	
Client Sample ID -11 -12 -13 -14 -15 -16 -17 -18 -19		Sample Type A A A A A A A A A		TAT SD 1 1 1 1 1 1 1 1	
**Volume (L) 75 75 75 75 75 75 75 N/A N/A		*Area N/A 1 1 1 1 1 1 N/A N/A		Area is only required for culturable surface samples. **Volume = Pump setting (L/min) X minutes	
Refinished By: [Signature]		Date/Time: 9/29/2023 15:38 PM		Received By: [Signature]	
Date/Time: 9/29/2023 1:16 PM					

Site Photographs and Sample Data Sheets with Sample Location Drawing

C.M.

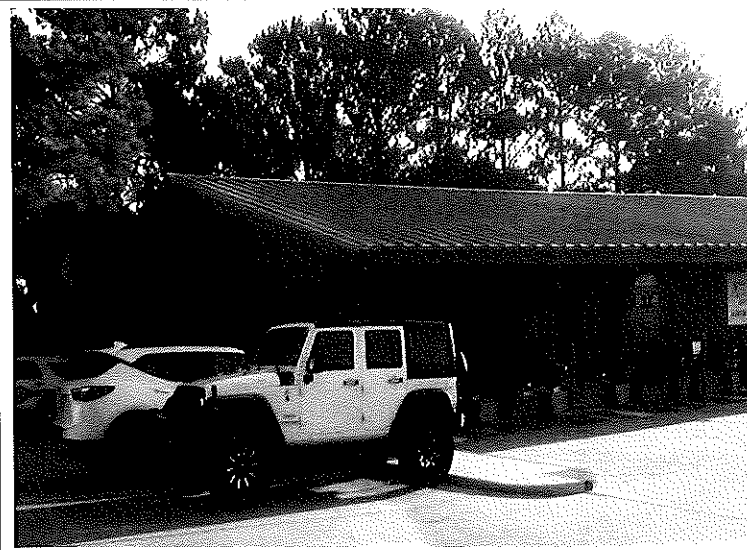
Texas Mold Assessment Consultant
License # MAC1251, Expiration date: 01-09-2025



1. Austin County Building (Texas A&M AgriLife Extension Service & EMS Section) – 800 E. Wendt St., Bellville, Texas 77418



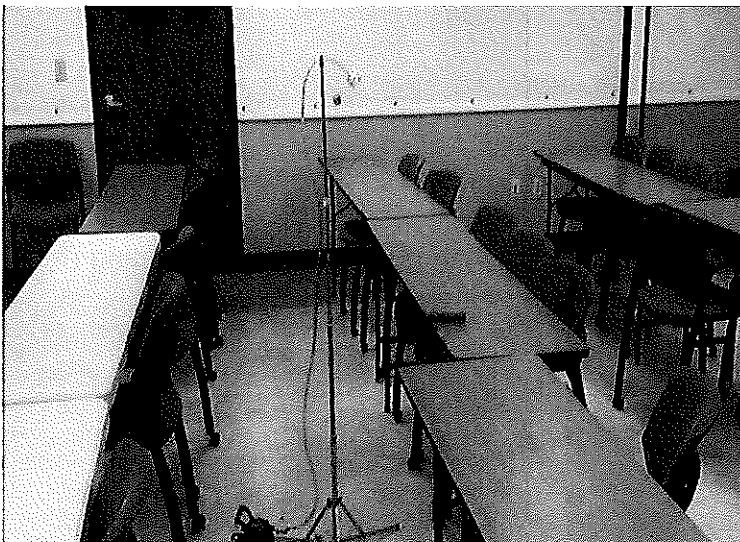
2. Another view of the building (front / south side)



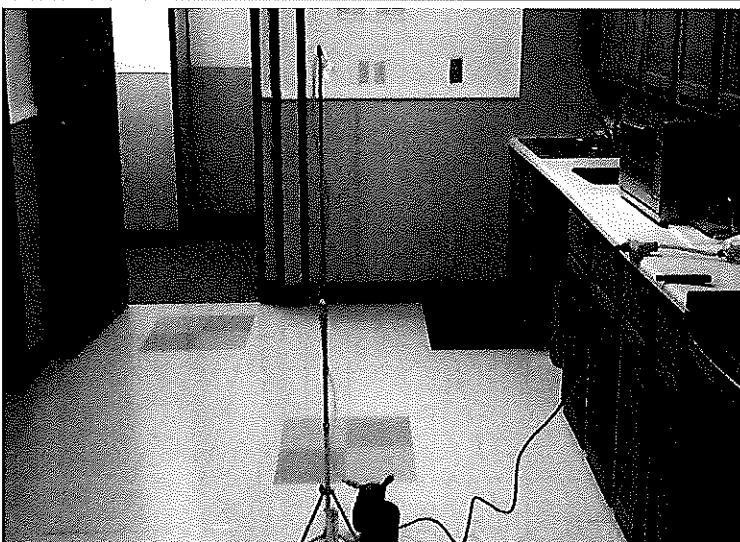
3. Another view of the building (front / south and west sides)



4. Mold Ambient Air Sample 01 –
Conference Room 4



5. Mold Ambient Air Sample 02 –
Conference Room 2



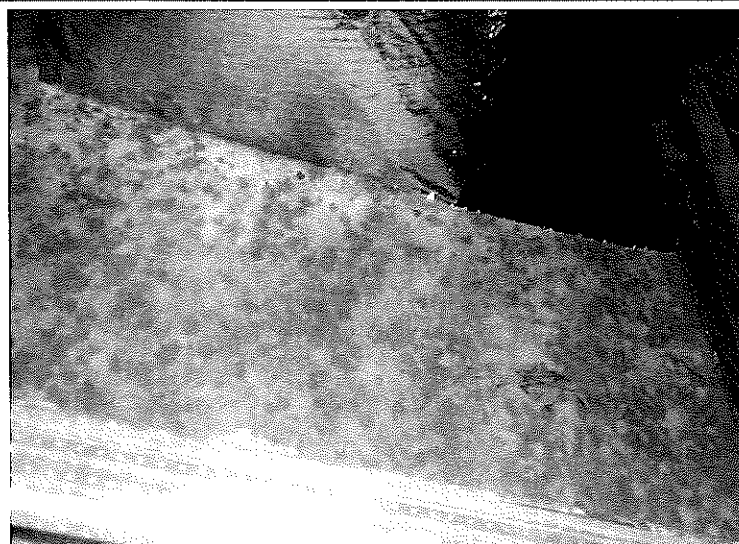
6. Mold Ambient Air Sample 03 –
Break Room



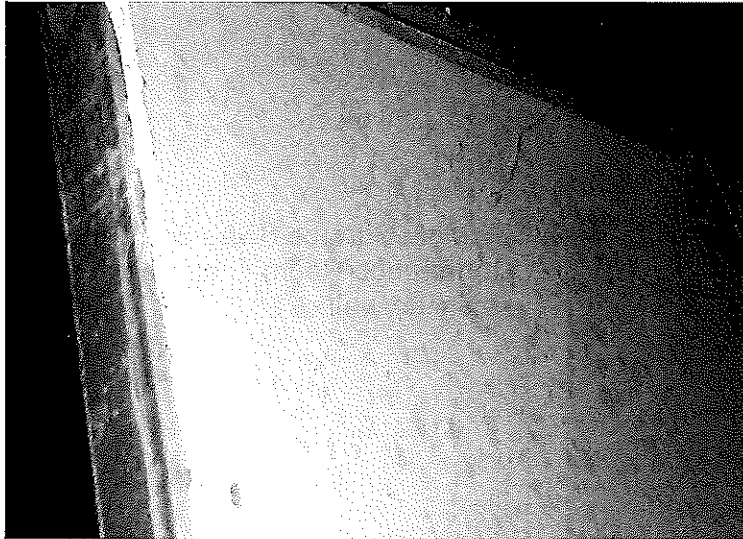
7. Mold Surface Swab Sample 04 –
Conference Room 4, north open wall
cavity drywall



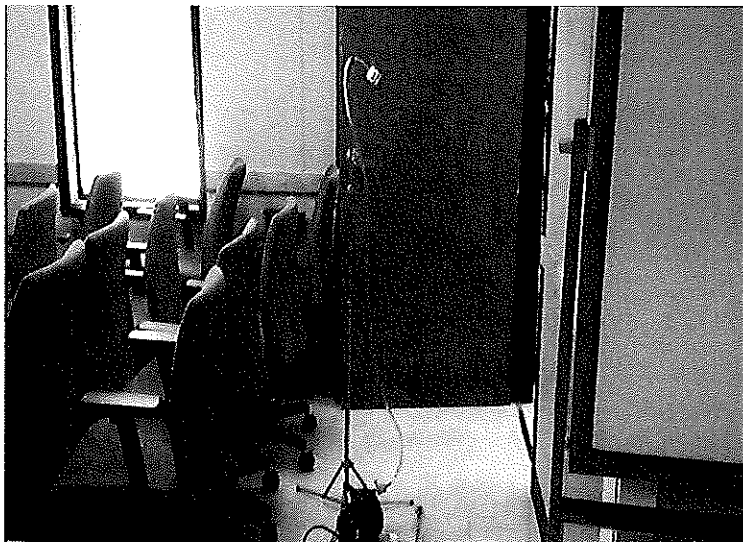
8. Mold Surface Swab Sample 05 –
Conference Room 2, east wall at
electrical switch



9. Mold Surface Swab Sample 06 –
Conference Room 4, upper east
drywall wall above ceiling tiles



10. Mold Surface Swab Sample 07
– Conference Room 4, upper north
drywall wall above ceiling tiles



11. Mold Ambient Air Sample 08 –
South Central Storage Room
outside the small restroom



12. Mold Ambient Air Sample 09 –
Storage Room 9



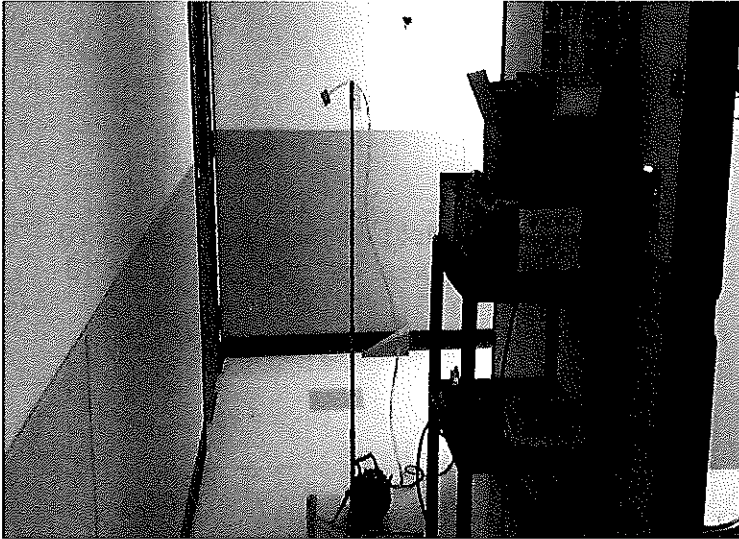
13. Mold Ambient Air Sample 10 –
Northwest hall, outside Room 18
area



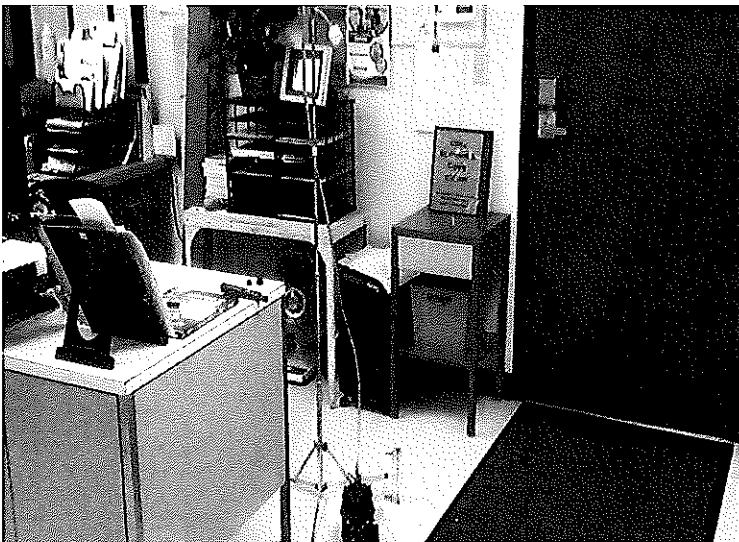
14. Mold Ambient Air Sample 11 –
North central hall, outside Room 3
area



15. Mold Ambient Air Sample 12 –
Hall area east of Conference Room
2



16. Mold Ambient Air Sample 13 –
Hall outside Office 52 area



17. Mold Ambient Air Sample 14 –
Receptionist Office



18. Mold Ambient Air Sample 15 –
Hall area south of Conference Room
2



19. Mold Ambient Air Sample 16 –
Hall area south of Conference Room
4



20. Mold Ambient Air Sample 17 –
Outdoors, back / north side, west
end of the building



21. Mold Surface Swab Sample 18
– Hall east of Conference Room 2,
upper west vinyl-covered drywall
wall above ceiling tiles



22. Mold Surface Swab Sample 19
– Break Room, upper west vinyl-
covered drywall wall above the door
frame (below ceiling tiles)



23. Conference Room 4 – View of
the north wall where a plexiglass
wall panel and drywall wall section
have been removed and the wall
cavity area exposed



24. Conference Room 4 – View of
visible mold growth on the back side
of drywall removed from the north
wall



25. Conference Room 4 – View of visible mold growth on the upper east drywall wall above the ceiling tiles



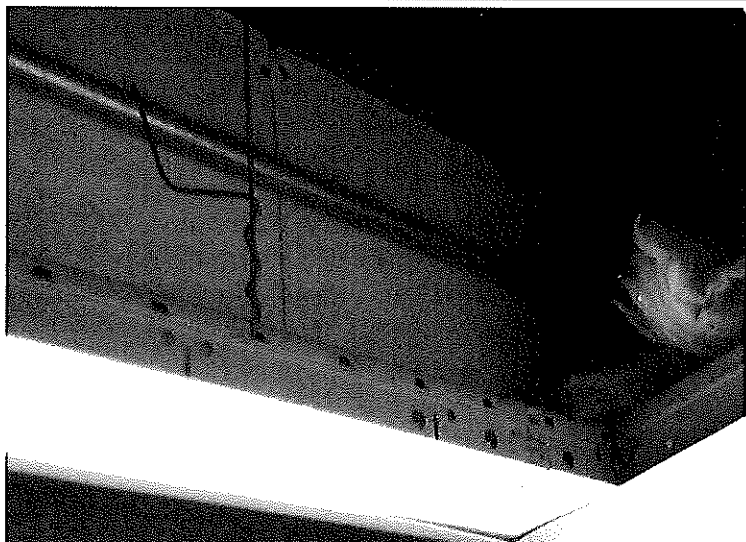
26. Conference Room 4 – View of visible mold growth on the upper north drywall wall above the ceiling tiles



27. Conference Room 4 – View of visible mold growth on wall surfaces behind plexiglass panels



28. Conference Room 2 – View of visible mold growth on wall surfaces behind plexiglass panels



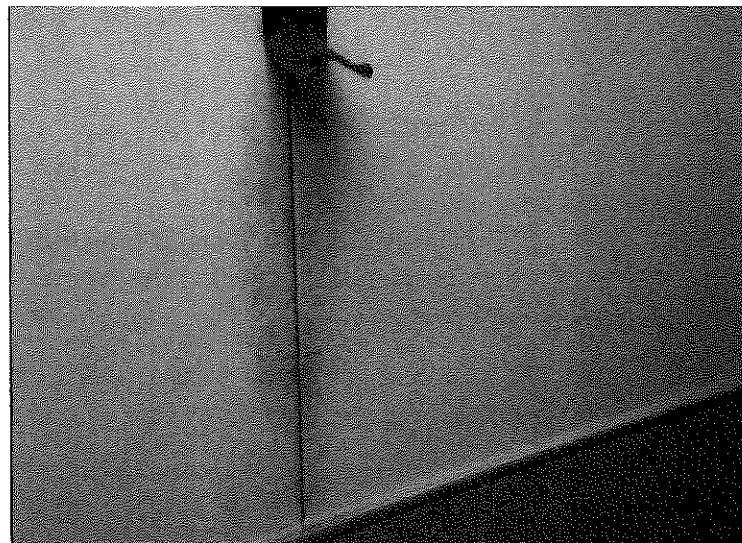
29. Hall south of Conference Room 2 – View of visible mold growth on the upper north vinyl-covered drywall wall above ceiling tiles



30. Hall south of Conference Room 2 – View of visible mold growth on the upper north drywall wall above ceiling tiles



31. Hall east of Conference Room 2 – View of visible mold growth on the upper east vinyl-covered drywall wall above ceiling tiles



32. Hall south of Conference Room 2 – View of visible mold growth on the north vinyl-covered drywall wall (fire extinguisher area)



33. Break Room – View of visible mold growth on the upper west and north vinyl-covered drywall walls



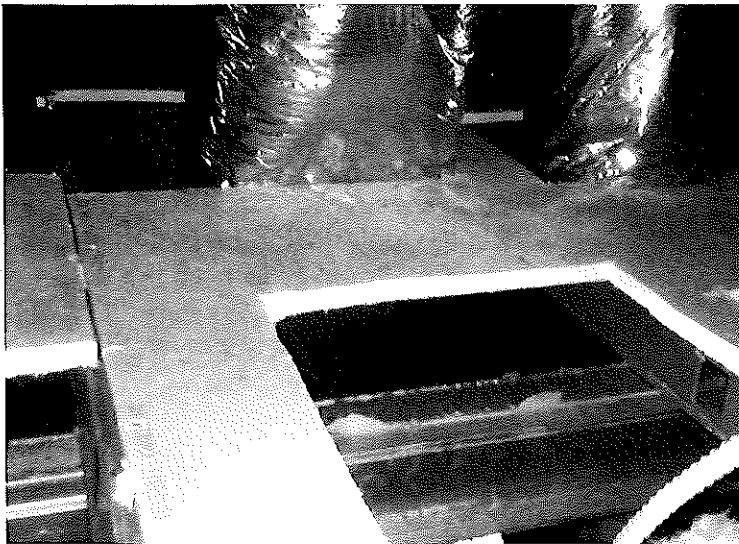
34. Break Room – View of the wood sink cabinet



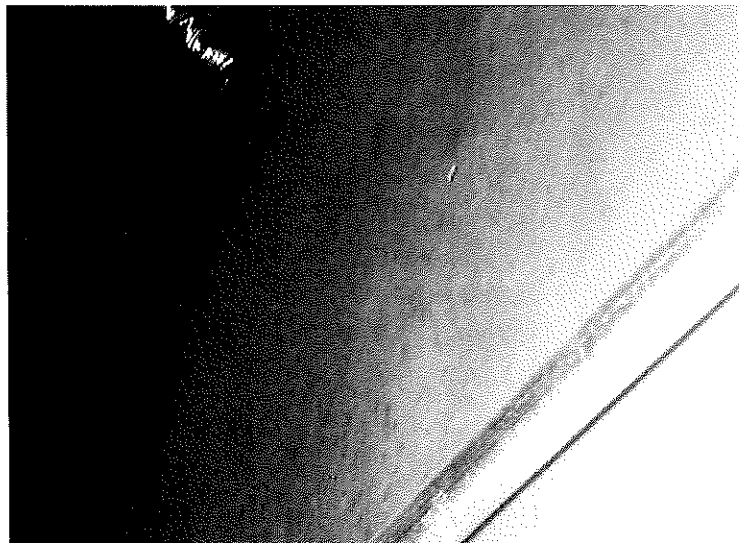
35. Break Room – View of moisture damaged surfaces within the wood sink cabinet



36. Break Room – Another view of moisture damaged surfaces within the wood sink cabinet



37. Break Room – View of visible mold growth on the upper west drywall wall above ceiling tiles



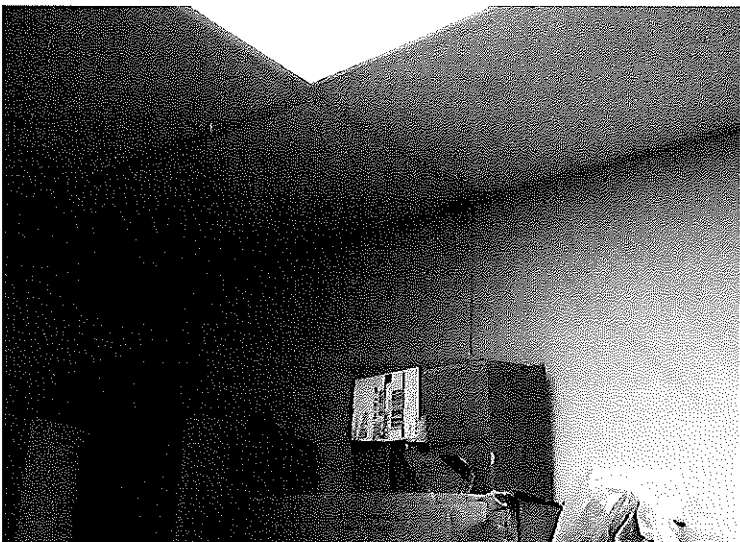
38. Break Room – View of visible mold growth on the upper east drywall wall above ceiling tiles



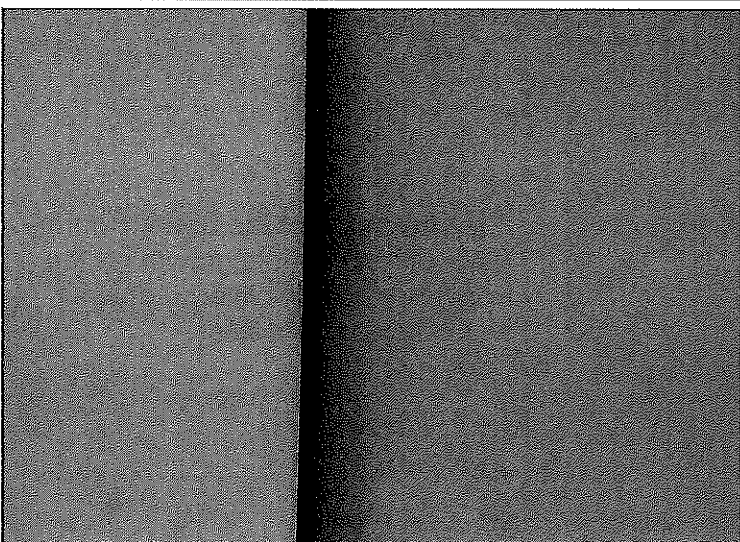
39. Hall south of the Break Room – View of visible mold growth on the upper north vinyl-covered drywall wall above ceiling tiles



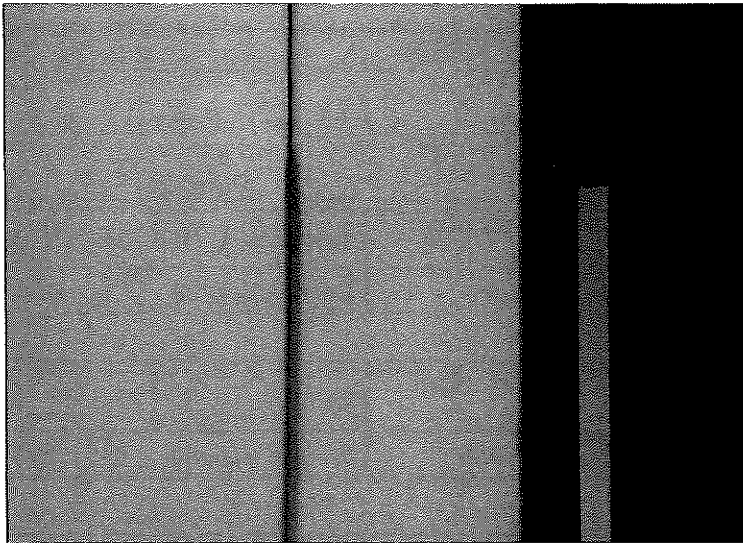
40. Small Restroom adjacent to the South Central Storage Room – View of visible mold growth on the upper west and north vinyl-covered drywall walls (near the air supply vent)



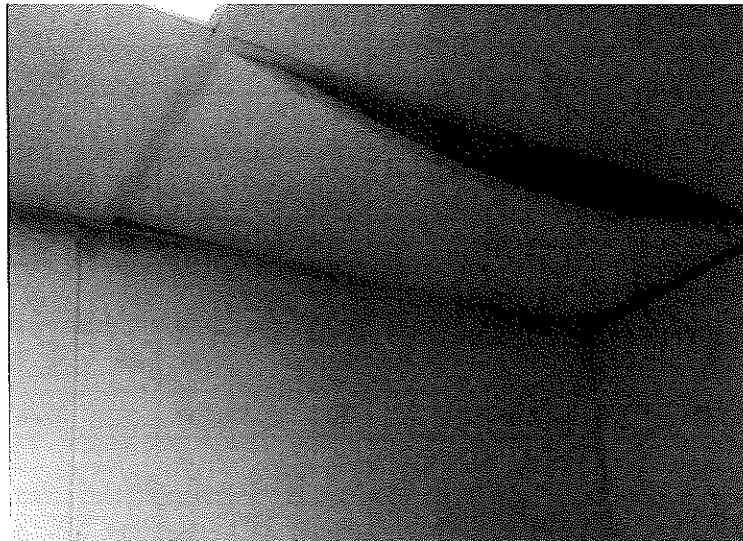
41. Storage Room 9 – View of visible mold growth on the upper east and north vinyl-covered drywall walls



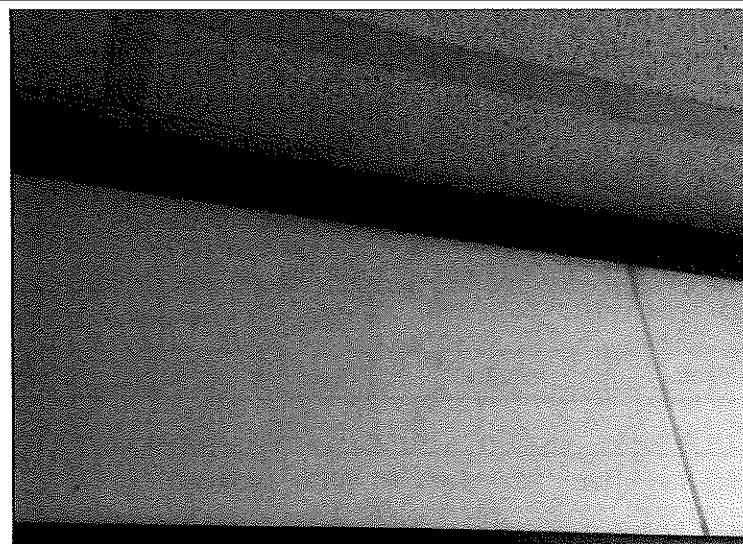
42. Room 3 – View of visible mold growth on the east and north vinyl-covered drywall walls



43. Room 3 – View of visible mold growth on the south vinyl-covered drywall wall



44. Another example view of visible mold growth on upper vinyl-covered drywall wall surfaces



45. Another example view of visible mold growth on upper vinyl-covered drywall wall surfaces

CHOICE CONSULTING, LLC

MOLD SAMPLE DATA SHEET FORM

Project No: Choice # Date: 9/28/2023 Page 1 of 3

Client / Location: 800 E. Wendt St., Bellville, TX 77418 Rotometer # 21411 Pump # FMS

Sample No: <u>AR-01</u>	Sample Type: <input checked="" type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>67</u> °F	RH <u>49</u> %
Start/Stop Time <u>0843 / 0848</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>Conference Room 4</u>			

Sample No: <u>AR-02</u>	Sample Type: <input type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>66</u> °F	RH <u>52</u> %
Start/Stop Time <u>0849 / 0854</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>Conference Room 2</u>			

Sample No: <u>AR-03</u>	Sample Type: <input type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>69</u> °F	RH <u>53</u> %
Start/Stop Time <u>0857 / 0902</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>Break Room</u>			

Sample No: <u>Swab-04</u>	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other: <u>Swab</u>	Temp. <u>67</u> °F	RH <u>54</u> %
Start/Stop Time <u>0909 / 0909</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description: <u>Conf. Rm 4 - N. open wall cavity drywall</u>			

Sample No: <u>Swab-05</u>	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other: <u>Swab</u>	Temp. <u>70</u> °F	RH <u>55</u> %
Start/Stop Time <u>0920 / 0920</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description: <u>Conf. Rm. 2 - E. wall at elec. switch</u>			

Sample No: <u>Swab-06</u>	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other: <u>Swab</u>	Temp. <u>82</u> °F	RH <u>75</u> %
Start/Stop Time <u>0934 / 0934</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description: <u>Conf. Rm 4 - upper E. drywall above ceiling tiles</u>			

Sample No: <u>Swab-07</u>	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other: <u>Swab</u>	Temp. <u>90</u> °F	RH <u>51</u> %
Start/Stop Time <u>1028 / 1028</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description: <u>Conf. Rm. 4 - upper N. drywall above ceiling tiles</u>			

Sample No: <u>AR-08</u>	Sample Type: <input type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>71</u> °F	RH <u>53</u> %
Start/Stop Time <u>1049 / 1054</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>S. Central Storage Room inside small RR</u>			

Sample Type Abbreviations: TP = Tape PST = Particulate Spore Trap WC = WallChek AND = Andersen

Note 1: - Pump flow rates are: PST & WC = 15 liters/minute; AND = 28.3 liters/minute

Other Abbreviations: hrs = hours in military time Temp = Temperature RH = Relative Humidity

Choice Consulting, LLC Industrial Hygienist: [Signature]

(signature)



NEXT DAY AIR A.R.S. TRACKING NUMBER

1Z 7R3 R36 27 1012 5897

REF #/DATE

9-28-2023

CHOICE CONSULTING, LLC

MOLD SAMPLE DATA SHEET FORM

Project No: Choice # Date: 9/28/2023 Page 2 of 3

Client / Location: 800 E. Wendt St., Bellville, TX 77418 Rotometer # 241M Pump # FMS

Sample No: <u>Air-09</u>	Sample Type: <input checked="" type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>69</u> °F	RH <u>58</u> %
Start/Stop Time <u>1057/1102</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>Storage Room 9</u>			
Sample No: <u>Air-10</u>	Sample Type: <input type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>71</u> °F	RH <u>57</u> %
Start/Stop Time <u>1106/1111</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>NW Hall - outside Room 18 area</u>			
Sample No: <u>Air-11</u>	Sample Type: <input type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>72</u> °F	RH <u>55</u> %
Start/Stop Time <u>1112/1117</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>N. Central Hall - outside Room 3/4 area</u>			
Sample No: <u>Air-12</u>	Sample Type: <input type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>72</u> °F	RH <u>52</u> %
Start/Stop Time <u>1121/1126</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>Hall area E. of conf. Room 2</u>			
Sample No: <u>Air-13</u>	Sample Type: <input type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>72</u> °F	RH <u>52</u> %
Start/Stop Time <u>1128/1133</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>Hall outside office 52 area</u>			
Sample No: <u>Air-14</u>	Sample Type: <input type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>73</u> °F	RH <u>52</u> %
Start/Stop Time <u>1134/1139</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>Receptionist office</u>			
Sample No: <u>Air-15</u>	Sample Type: <input type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC Other:	Temp. <u>72</u> °F	RH <u>52</u> %
Start/Stop Time <u>1141/1146</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>Hall area S. of Conf. Room 2</u>			
Sample No: <u>Air-16</u>	Sample Type: <input type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>74</u> °F	RH <u>49</u> %
Start/Stop Time <u>1147/1152</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>75</u> liters ¹	
Location/Description: <u>Hall area S. of Conf. Room 4</u>			

Sample Type Abbreviations: TP = Tape PST = Particulate Spore Trap WC = WallChek AND = Andersen
 Note 1: - Pump flow rates are: PST & WC = 15 liters/minute; AND = 28.3 liters/minute
 Other Abbreviations: hrs = hours in military time Temp = Temperature RH = Relative Humidity

Choice Consulting, LLC Industrial Hygienist: _____

(signature)

CHOICE CONSULTING, LLC

MOLD SAMPLE DATA SHEET FORM

Project No: Choice #

Date: 9/28/2023 Page 3 of 3

Client / Location: 800 E. Wendt St., Bellville, TX 77418

Rotometer # 2141M

Pump # EMS

Sample No: <u>AR-17</u>	Sample Type: <input checked="" type="checkbox"/> TP <input checked="" type="checkbox"/> PST <input checked="" type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>90</u> °F	RH <u>55</u> %
Start/Stop Time <u>1159/1204</u> hrs	Total Time <u>5</u> minutes	Sample Volume <u>25</u> liters ¹	
Location/Description: <u>outdoors - Back / N. side, Wind Bldg.</u>			

Sample No: <u>Swab-18</u>	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input checked="" type="checkbox"/> AND Other: <u>Swab</u>	Temp. <u>77</u> °F	RH <u>58</u> %
Start/Stop Time <u>1234/1234</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description: <u>Hall E. of conf. Rm 2 - upper W. Vinyl drywall wall</u>			

Sample No: <u>Swab-19</u>	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input checked="" type="checkbox"/> AND Other: <u>Swab</u>	Temp. <u>72</u> °F	RH <u>52</u> %
Start/Stop Time <u>1116/1116</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description: <u>Break Room - W. Wall Vinyl drywall above doors</u>			

Sample No:	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>—</u> °F	RH <u>—</u> %
Start/Stop Time <u>—</u> / <u>—</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description:			

Sample No:	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>—</u> °F	RH <u>—</u> %
Start/Stop Time <u>—</u> / <u>—</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description:			

Sample No:	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>—</u> °F	RH <u>—</u> %
Start/Stop Time <u>—</u> / <u>—</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description:			

Sample No:	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>—</u> °F	RH <u>—</u> %
Start/Stop Time <u>—</u> / <u>—</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description:			

Sample No:	Sample Type: <input type="checkbox"/> TP <input type="checkbox"/> PST <input type="checkbox"/> WC <input type="checkbox"/> AND Other:	Temp. <u>—</u> °F	RH <u>—</u> %
Start/Stop Time <u>—</u> / <u>—</u> hrs	Total Time <u>—</u> minutes	Sample Volume <u>—</u> liters ¹	
Location/Description:			

Sample Type Abbreviations: TP = Tape PST = Particulate Spore Trap WC = WallChek AND = Andersen

Note 1: - Pump flow rates are: PST & WC = 15 liters/minute; AND = 28.3 liters/minute

Other Abbreviations: hrs = hours in military time Temp = Temperature RH = Relative Humidity

Choice Consulting, LLC Industrial Hygienist:

(signature)

Mold Sampling

9-28-2023

North
↑

FIRE EXITS

WIC

FLOOR PLAN

Wendell Street

Parking

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Texas Licenses and Consumer Mold Information Sheet

C. M.

Texas Mold Assessment Consultant
License # MAC1251, Expiration date: 01-09-2025



License Number: ACO1194

Current Date: 09/30/2023 07:17 AM

Name: Choice Consulting, LLC
Doing Business As: Choice Consulting, LLC
License Type: Mold Assessment Company
License Status: Current
Expiration Date: 09/20/2025
Original Date of Licensure: 09/21/2021
Effective Rank Date: 09/21/2021

Addresses

Main Address

Address

PO Box 12333
COLLEGE STATION , TX
BRAZOS
77842-2333
US

Phone Number:

979-492-5104

**Mailing Address (Enter name of
company or individual associated
with the mailing address)**

Address

CHOICE CONSULTING LLC
PO Box 12333
COLLEGE STATION , TX
BRAZOS
77842-2333
US

Phone Number:

979-492-5104

ACO Primary Responsible Person

Licensee's Role:

Mold Assessment Company

Related Party Role:

Mold Assessment Consultant

Related Party Name

License

Address

Mold Assessment Consultant
#MAC1454

PLANT, BRENT W

Status: Current

Expiration
Date: 10/25/2025

STATE OF TEXAS

BRENT W PLANT

MOLD ASSESSMENT CONSULTANT



LICENSE NUMBER MAC1454
EXPIRES 10/25/2025

TEXAS DEPARTMENT OF LICENSING & REGULATION

Rick Figueroa
Chair

Thomas F. Butler
Vice Chair



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

Mold Assessment Consultant
CHAD A MCLAUGHLIN

License Number: MAC1251

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

License Expires: January 09, 2025

Mike Arismendez, Jr.
Executive Director

Rick Figueroa
Chair

Thomas F. Butler
Vice Chair



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

Mold Analysis Laboratory
SOUTHEAST ENVIRONMENTAL MICROBIOLOGY
LABORATORY DBA
510 JOHN ALBER RD. HOUSTON

License Number: LAB1016

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

License Expires: October 12, 2024

Mike Arismendez, Jr.
Executive Director



CONSUMER MOLD INFORMATION SHEET



State rules require licensed mold assessors and remediators to give a copy of this Consumer Mold Information Sheet to each client and to the property owner, if not the same person, before starting any mold-related activity [16 TAC 78.70].

How does Texas regulate businesses that do testing for mold or that do mold cleanup?

The Department of Licensing and Regulation (TDLR) regulates such businesses in accordance with the Texas Occupations Code, Chapter 1958. Under the **Texas Mold Assessment and Remediation Rules (rules)** (16 Tex. Admin. Code, Chapter 78), all companies and individuals who perform mold-related activities in Texas must be licensed by TDLR unless exempt. (See Page 2 regarding owner exemptions.) Individuals must meet certain qualifications, have required training, and pass a state exam and criminal history background check in order to be issued a license. Applicants for a mold remediation worker registration must have training and pass a criminal history background in order to be registered by TDLR. Laboratories that analyze mold samples must also be licensed and meet certain qualifications. The rules set minimum work practices and procedures and also require licensees to follow a code of ethics. To prevent conflicts of interest, the rules also prohibit a licensee from conducting both mold assessment and mold remediation on the same project. While the rules regulate the activities of mold licensees when they are doing mold-related activities, the rules do not require any property owner or occupant to clean up mold or to have it cleaned up.

How can I know if someone is licensed?

A licensed individual is required to carry a current TDLR license certificate with the license number on it. A search tool and listings of currently licensed companies and individuals can be found at: <https://www.tdlr.texas.gov/LicenseSearch/>.

What is “mold assessment?”

Mold assessment is an inspection of a building by a **mold assessment consultant** or **technician** to evaluate whether mold growth is present and to what extent. Samples may be taken to determine the amount and types of mold that are present; however, sampling is not necessary in many cases. When

mold cleanup is necessary a licensed mold assessment consultant can provide you with a **mold remediation protocol**. A protocol must specify the estimated quantities and locations of materials to be remediated, methods to be used and clearance criteria that must be met.

What is meant by “clearance criteria?”

Clearance criteria refer to the level of “cleanliness” that must be achieved by the persons conducting the mold cleanup. It is important to understand and agree with the mold assessment consultant prior to starting the project as to what an acceptable clearance level will be, including what will be acceptable results for any air sampling or surface sampling for mold. There are no national or state standards for a “safe” level of mold. Mold spores are a natural part of the environment and are always present at some level in the air and on surfaces all around us.

What is “mold remediation?”

Mold remediation is the cleanup and removal of mold growth from surfaces and/or contents in a building. It also refers to actions taken to prevent mold from growing back. Licensed **mold remediation contractors** must follow a mold remediation protocol as described above and their own **mold remediation work plan** that provides specific instructions and/or standard operating procedures for how the project will be done.

Before a remediation project can be deemed successful, a mold assessment consultant must conduct a **post-remediation assessment**. This is an inspection to ensure that the work area is free from all visible mold and wood rot, the project was completed in compliance with the remediation protocol and remediation work plan, and that it meets all clearance criteria that were specified in the protocol. The assessment consultant must give you a **passed clearance report** documenting the results of this inspection. If the project fails clearance,

further remediation as prescribed by a consultant will be necessary.

What is a Certificate of Mold Damage Remediation?

No later than the 10th day after a mold remediation project stop date, the remediation contractor must sign and give you a **Certificate of Mold Damage Remediation**. The licensed mold assessment consultant who conducted the post-remediation assessment must also sign the certificate. The consultant must truthfully state on the certificate that the mold contamination identified for the project has been remediated and whether the underlying cause of the mold has been corrected. (That work may involve other types of professional services that are not regulated by the mold rules, such as plumbing or carpentry.) Receiving a certificate documenting that the underlying cause of the mold was remediated is an advantage for a homeowner. It prevents an insurer from making an underwriting decision on the residential property based on previous mold damage or previous claims for mold damage. If you sell your property, the law requires that you provide the buyer a copy of all certificates you have received for that property within the preceding five years.

How is a property owner protected if a mold assessor or remediator does a poor job or damages the property?

The rules require licensees to have commercial general liability insurance in the amount of at least \$1 million, or to be self-insured, to cover any damage to your property. Before hiring anyone, you should ask for proof of such insurance coverage. You may wish to inquire if the company carries additional insurance, such as professional liability/errors and omissions (for consultants) or pollution insurance (for contractors), that would provide additional recourse to you should the company fail to perform properly.

How is my confidentiality protected if I share personal information about myself with a company?

Under the code of ethics in the rules, to the extent required by law, licensees must keep confidential any personal information about a client (including medical conditions) obtained during the course of a mold-related activity. Further, you may be able to negotiate a contract to include language that other personal information be kept confidential unless disclosure "is required by law." However, licensees are required to identify dates and addresses of projects and other details that can become public information.

How do I file a complaint about a company?

Anyone who believes a company or individual has violated the rules can file a complaint with TDLR. For information on this process, call 1-800-803-9202, or complete the online complaint form at <https://www.tdlr.texas.gov/complaints/>.

Can property owners do mold assessment or remediation on their own property without being licensed?

Yes. A homeowner can take samples for mold or clean it up in the home without a license. An owner, or a managing agent or employee of an owner of a residential property is not required to be licensed, **unless** the property has 10 or more residential dwelling units. For non-residential properties, an owner or tenant, or a managing agent or employee of an owner or tenant, is not required to be licensed to do mold assessment or remediation on property owned or leased by the owner or tenant, **unless** the mold contamination affects a total surface area of 25 contiguous square feet or more. Please refer to 16 TAC §78.30 for further details on exceptions and exemptions to licensing requirements.

For more information about mold and the Texas Mold Assessment and Remediation Rules, contact:

Texas Department of Licensing and Regulation

Mold Assessors and Remediators

PO Box 12057, Austin, TX 78711

Phone: 512-463-6599 or 800-803-9202

www.tdlr.texas.gov



Professional Environmental Services

P.O. Box 12333
College Station, Texas 77842
979-492-5104

MOLD REMEDIATION PROTOCOL

OCTOBER 4, 2023

Project Location:
Austin County Building
Texas A&M AgriLife Extension Service & EMS Section
Remediation Areas
800 E. Wendt Street
Bellville, Texas 77418

Prepared For:
Mr. Bobby Rinn, Austin County Commissioner
(979) 270-1393
1 East Main Street, Bellville, Texas 77418

Prepared by:

A handwritten signature in black ink, appearing to read "Chad A. McLaughlin".

Chad A. McLaughlin
Texas Mold Assessment Consultant # MAC1251
License Expiration: 1/9/2025

Reviewed by:

A handwritten signature in black ink, appearing to read "Brent W. Plant".

Brent W. Plant
Texas Mold Assessment Consultant # MAC1454
License Expiration: 10/25/2025

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For more information about mold and the Texas Mold Assessment and Remediation Rules,
or for questions or to direct a complaint contact:
Texas Department of Licensing and Regulation
Mold Assessors and Remediators
PO Box 12057, Austin, TX 78711
Phone: 512-463-6599 or 800-803-9202
www.tdlr.texas.gov

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MOLD REMEDIATION PROTOCOL

Austin County Building 800 E. Wendt Street, Bellville, Texas 77418

The following Mold Remediation Protocol follows the requirements set forth in the Texas Department of Licensing and Regulation (TDLR) – *Mold Assessors and Remediators*. The Mold Remediation Protocol is based on the following Mold Assessment conducted by Choice Consulting, LLC:

Performed on: September 28, 2023
Performed by: Chad McLaughlin, Mold Assessment Consultant License # MAC1251
Laboratory: SEEML Labs – License # LAB1016

The Mold Assessment determined the presence of mold growth and moisture stains / damage on certain building materials in the building. The mold and moisture damage and source(s) of moisture intrusion limited to the affected areas of the Austin County Building are listed in the following table. The moisture source(s) should be corrected / repaired prior to mold remediation (see the table below).

Mold Growth Locations & Moisture Impacted Materials	Source(s) of Moisture
Austin County Building, remediation areas – Drywall walls and wall cavity materials with associated insulations, and wood sink cabinets, as described in the Table on Pages 3 and 4 of this report and as identified on the Remediation Diagram(s) in Appendix 1 of this report.	<ul style="list-style-type: none">Reported attic ventilation / exhaust fan(s) system outage, HVAC related moisture issues, and suspected sink plumbing leaks.

APPLICABLE RULES AND GUIDELINES FOR REMEDIATION

The Texas Licensed Mold Remediation Contractor should refer to the following documents prior to developing the Mold Remediation Work Plan from this Protocol. Some of these documents regulate the remediation process while others provide general guidance for the remediation process.

- ***Mold Assessors and Remediators***, Administrative Rules of the Texas Department of Licensing and Regulation, 16 Texas Administrative Code, Chapter 78, (effective September 1, 2018).
- Texas Department of State Health Services, Indoor Air Quality Division, ***Texas Mold Assessment and Remediation Rules, 25 TAC 295.301 – 338***, May 20, 2007.
- Occupational Safety and Health Administration, ***Respiratory Protection, 29 CFR Parts 1910.134***, January 1998.
- U.S. Department of Labor, Occupational Health and Safety Administration, ***A Brief Guide to Mold in the Workplace***.
- Environmental Protection Agency, Office of Air and Radiation, Indoor Environments Division. ***Mold Remediation in Schools and Commercial Buildings***. September 2008. EPA 402-K-01-001.
- New York City Department of Health, Bureau of Environmental and Occupational Disease Epidemiology. ***Guidelines on Assessment and Remediation of Fungi in Indoor Environments***. November 2008.
- Institute of Inspection, Cleaning and Restoration Certification, ***IICRC S520, Standard and Reference Guide for Professional Mold Remediation***, December 2003.
- National Air Duct Cleaners Association, ***Assessment, Cleaning, and Restoration of HVAC Systems***, 2001.
- American Industrial Hygiene Association, ***Recognition, Evaluation, and Control of Indoor Mold***, 2008.
- Current industry best practices and guidelines.

REMEDIATION AREAS & ESTIMATED QUANTITIES

The moisture damaged building materials listed below and included in this Mold Remediation Protocol are limited to the affected areas of **Austin County Building** identified for this remediation project. **The Mold Remediation Contractor is responsible for verifying all quantities, scope of work, and remediation areas.** See the Mold Assessment Report for laboratory results, sample location drawing, photographs, and additional information.

Remediation Area Location	Mold & Moisture Impacted Materials and Approximate Quantities
<p>Austin County Building Remediation Areas</p> <p>(See the attached Remediation Diagrams)</p> <p>The remediation rooms <u>(Conference Rooms 2 and 4, Break Room, Room 3, and the Storage Rooms west of Conference Room 4)</u> WHERE VISIBLY MOLD DAMAGED DRYWALL & WOOD SINK CABINET MATERIALS ARE REMOVED will require Full Containment(s) as described on Pages 8 and 9 of this Protocol and the EPA's <i>Mold Remediation in Schools and Commercial Buildings</i> document</p> <p>Hallway Areas with <u>only surface cleaning</u> of upper (above ceiling tiles) and lower vinyl-covered drywall walls (IF CONFIRMED DURING WORK TO NOT REQUIRE REMOVAL) to be conducted within Limited Containment(s) as described on Pages 8 and 9 of this Protocol and the EPA's <i>Mold Remediation in Schools and Commercial Buildings</i> document</p>	<p>See specific procedures regarding Contents Items on Page 7 of this Remediation Protocol. Also, refer to Tables 1 and 2 in the EPA's <i>Mold Remediation in Schools and Commercial Buildings</i> document for instructions on specific Contents.</p> <p>Lay-in ceiling tiles, associated ceiling insulation, and ceiling tile grid require removal as needed during this project to access upper drywall wall materials for remediation</p> <p><u>Inside Full Containment Remediation Areas</u> in the rooms / areas listed below – Remove the mold damaged drywall walls with associated damaged wall cavity insulation and substrate materials and wood sink cabinets as shown / designated on the Remediation Diagrams in Appendix 1. Remove visible mold and water damaged drywall wall, wall cavity, and wood sink cabinet materials a minimum of two (2) feet beyond visible mold damage, and thoroughly clean and / or remove exposed wall cavity substrate materials as needed. <u>See room / area approx. quantities breakdown below:</u></p> <ul style="list-style-type: none"> • Conference Room 2 – approx. 918 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plexiglass and plastic wall panels • Conference Room 2 – approx. 216 SF south firewall drywall wall above the ceiling tiles • Conference Room 2 – the north and east firewall drywall walls above the ceiling tiles (approx. 408 SF) were observed to contain no or limited mold growth; clean or remove these walls as needed • Conference Room 4 – approx. 1,232 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plexiglass and plastic wall panels • Conference Room 4 – approx. 312 SF north (east end) and east firewall drywall walls above the ceiling tiles • Conference Room 4 – the south (east end) firewall drywall wall above the ceiling tiles (approx. 120 SF) was observed to contain no or limited mold growth; clean or remove this wall as needed • Break Room – approx. 250 SF lower and upper wood sink cabinets • Break Room – approx. 630 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plastic wall panels • Break Room – approx. 384 SF east and west firewall drywall walls above the ceiling tiles • Break Room – the north and south firewall drywall walls above the ceiling tiles (approx. 176 SF) were observed to contain no or limited mold growth; clean or remove these walls as needed

	<ul style="list-style-type: none"> • Room 3 – approx. 528 SF north, south, east, and west drywall walls below the ceiling tiles to the floor, and approx. 100 SF above the ceiling tiles to clean or remove as needed • Storage Rooms west of Conference Room 4 – approx. 484 SF common north / south and east drywall walls below the ceiling tiles to the floor <p><u>Inside Limited Containment Remediation Areas in Hallway Areas as shown / designated on the attached Remediation Diagrams:</u></p> <ul style="list-style-type: none"> • Thoroughly clean and sanitize upper (above ceiling tiles) vinyl-covered drywall walls with visible surface mold and discoloration as shown / designated on the Remediation Diagrams in Appendix 1 – approx. 436 SF • Lower vinyl-covered drywall wall surfaces below ceiling tiles in these Hallway and Small Restroom Areas were observed to contain isolated / limited surface mold and discoloration and require cleaning as well. <p>Remove / clean all mold contaminated or water damaged building material surfaces a minimum of two (2) feet beyond visible mold or water damage. It may be necessary to remove or clean beyond the estimated quantity of materials stated above if additional contamination is identified during the remediation project. Remove any wood materials with wood rot or water damage in the remediation areas.</p> <p>Throughout the <u>full and limited containment remediation areas</u>, damp wipe non-porous building material, components, and contents surfaces and HEPA vacuum all building material, components, and contents surfaces. The containment(s) will be under negative pressure during gross removal and cleaning activities. Conduct HEPA air scrubbing procedures following all gross removal and cleaning in containments.</p>
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State regulations require the Texas Licensed Mold Remediation Contractor to submit the Mold Remediation Notification(s) no less than five (5) calendar days (unless emergency notification is obtained) prior to beginning the remediation project in accordance with the Texas Mold Assessment and Remediation Rules. This project may be included in one (1) initial Notification (excluding any amendments that may be required) even if phased / multiple containment clearances are required, and if containments are removed separately following each written clearance statement issued by the Mold Assessment Consultant.

REMEDICATION METHODS

The following remediation methods shall be utilized for this remediation project. The first section covers general methods to be utilized prior to the remediation and the second section covers specific methods to be utilized throughout the remediation.

General Remediation Methods

- The Mold Remediation Contractor is responsible for all worker and occupant safety and shall comply with all applicable local, state, and federal regulations such as the **City of Bellville, Austin County, and Occupational Safety and Health Administration (OSHA)** procedures throughout the entire remediation project. If applicable, all scaffolding installed for this project shall comply with applicable OSHA regulations, including contractor or sub-contractor qualifications, safety inspections, competent person(s), and structural maintenance and use. In addition, OSHA regulations require that employers protect their workers from asbestos and/or lead paint exposure during renovation and construction activities. **Choice Consulting, LLC also collected asbestos bulk samples within the Austin County Building remediation areas. See the asbestos report (dated October 4, 2023) for more information about the asbestos sampling. The damaged drywall, associated wall adhesives, lay-in ceiling tiles, and floor tile materials sampled within the areas where mold remediation will be conducted were determined by laboratory analysis to not contain asbestos.**
- The Mold Remediation Contractor is also responsible for all building and contents damage that may occur during the remediation project caused by the contractor.
- Secure the work area(s) from access by building occupants, staff and employees, other contractors, and the general public prior to the start of remediation activities. Only Texas licensed, or registered mold contractor, consultant, and worker personnel are allowed to enter the remediation containment area(s) between the start date specified on the Texas notification and the date written clearance is achieved. Accomplish this, where possible, by locking doors, windows, or other means of access to the work area(s); by scheduling work for periods of time that the building is unoccupied or by constructing temporary wood stud and plywood barriers where necessary. Periodically re-inspect the perimeter for any breaches that may allow for work area entry. **In addition, post signs advising that a mold remediation project is in progress at all accessible entrances to remediation areas of the building in accordance with TDLR mold regulations.**
- Construct a full negative pressure containment(s) utilizing two (2) layers of **6-mil polyethylene sheeting** to fully enclose the mold damaged building materials to be remediated in accordance with the containment section below (**see Pages 8 and 9**) and the Remediation Diagram(s) in Appendix 1. Construct the containment(s) to ensure that any additional mold damaged materials can be remediated without the need to construct additional containments.
- A Texas Licensed Mold Remediation Contractor shall supervise all remediation activities to verify that containment practices and work procedures are performed according to current TDLR mold regulations, current applicable guidelines and current industry practices.

Documentation of work procedures is a key quality assurance performance indicator. Lists of documents to be kept onsite throughout the remediation project shall include the following:

- Copy of daily sign in/out log for each mold remediation area. This log should include the date, the name, the employee ID number, and times of entrance and exit of each person performing work inside the remediation area.
 - Mold Remediation Work Plan and Mold Remediation Protocol.
 - Asbestos Survey if applicable.
 - Photographs of work progress and methods used.
 - Personnel Qualifications and a list of names for all contractor employees involved in the mold remediation project.
 - Temperature and Humidity Logs.
 - Documentation stating that containment(s) was under negative pressure during the entire remediation project.
 - Records of HEPA Air Filtration Device filter changes, maintenance, and filtration efficiency measurements.
 - Specification of containment and debris removal pathway design.
 - List of all equipment used.
 - List of all Personal Protective Equipment (PPE) used.
 - Copy of written respiratory protection program.
 - Copies of documentation of respirator fit tests, respirator training, and a pulmonary function test for each worker.
 - Material Safety Data Sheets (MSDS) of all chemicals or biocides used in the remediation.
- Remove any peeling paint / rust as needed and clean and seal / block all supply and return air vents, diffusers, grills, and air duct openings associated with the HVAC system in the contained remediation areas and the regulated remediation areas with critical barriers consisting of one (1) layer of **6-mil polyethylene sheeting** and duct tape.
 - Monitor and log humidity levels within the remediation areas of the building to ensure that the relative humidity remains below sixty (60) percent. If needed, install dehumidifiers to reduce possible secondary fungal growth. Ensure that each dehumidifier condensate pan does not overflow. Leave any dehumidifier(s) in place until the Mold Assessment Consultant receives and interprets the clearance results and notifies the client and remediation contractor in writing that the clearance criteria have been met. **It may be necessary to leave operating dehumidifiers within the building until the HVAC system(s) is re-commissioned (if previously decommissioned) to maintain the relative humidity levels below 60%.**
 - Prior to initiating any remediation, determine the best available path to remove the building material debris from the work areas.
 - Where applicable, remove and store contents within the debris removal pathway in an area that will be sealed off and unaffected during the remediation and debris removal processes. Clean contents utilizing HEPA vacuuming for all porous materials, and HEPA vacuuming combined with damp wiping with water and mild detergent solution for all non-porous materials prior to

removal. If there is not an appropriate area within the building, then store the items offsite. Ensure that all contents are dry prior to storage.

Specific Remediation Methods

- Ensure that the existing flooring surfaces within all work areas and debris removal pathway that are not to be removed are not damaged or contaminated during the remediation process. HEPA vacuum and then cover these floor areas with one (1) layer of **6-mil polyethylene sheeting** before preparation begins and maintain these protective barriers throughout the entire remediation and tear down processes.
- Using the appropriate standard of care, clean **Content Items** deemed salvageable within the remediation areas utilizing HEPA vacuuming combined with damp wiping with water and a mild detergent solution for all non-porous materials. Porous and semi-porous items shall only be HEPA vacuumed. If there is not an appropriate area within the building, then store moveable items offsite. Ensure that all contents are dry prior to storage, store them in an environment not favorable to any re-contamination, and cover them with two (2) layers of 6-mil polyethylene sheeting. Any moved contents shall be packed, transported, and stored using appropriate measures to minimize breakage/damage, loss, exposure to employees, occupants, or the public, and contamination or cross-contamination of unaffected areas of the building. **These items may be reused if each item has not been damaged and can be thoroughly decontaminated. Any content item with significant water or mold damage, or that cannot be thoroughly decontaminated, shall be properly disposed of.**
- Using the appropriate standard of care, remove and discard the mold damaged building materials **in accordance with the Remediation Diagram(s) in Appendix 1 and the Table on Pages 3 and 4 of this Remediation Protocol.** Remove the mold contaminated materials a minimum of two (2) feet beyond any visible mold or water damage.
- HEPA vacuum, wire brush, and damp wipe with a mild solution of detergent in water (or EPA registered antimicrobial product – see **Page 10** for more information regarding antimicrobial products) the substrates of the remediated areas and surfaces until they are visibly clean.
- During removal of building materials, the licensed remediation contractor shall either clean or remove any adjoining surfaces or sub-surface materials identified with possible mold contamination or water damage. Mold-contaminated porous or semi-porous materials that cannot be thoroughly cleaned and decontaminated shall be removed and discarded. **In addition, carefully remove and discard any materials with wood rot.**

Removal and Disposal Methods

- Remove the mold-contaminated materials described above. Immediately double-wrap or place the materials in 6-mil polyethylene bags and seal them. Place sealed bags in a second 6-mil polyethylene bag and seal. All bagging and wrapping of contaminated materials must be completed inside the negative pressure containment area, including damaged content items.
- Dispose of all used polyethylene sheeting, tape, cleaning materials and disposable protective clothing as mold-contaminated waste materials.
- All double bagged / wrapped material shall be HEPA vacuumed and damp-wiped with plain water prior to removal from the containment area through the decontamination chamber.
- Transport double-bagged material to a dumpster or other appropriate waste transportation vehicle secured from unauthorized access.

- After removal of mold-contaminated materials, thoroughly HEPA vacuum all surfaces within the remediation areas until no visible debris can be found.
- Decontaminate all equipment and remove it from the remediation areas. Equipment that cannot be decontaminated shall be double-bagged in 6-mil polyethylene bags and properly discarded. HEPA equipped air filtration machines must remain intact and operational throughout the post-remediation assessment and clearance processes.

PERSONAL PROTECTIVE EQUIPMENT (PPE)

At a minimum, the following items shall be required to be worn at all times during remediation activities. **The Mold Remediation Contractor is responsible for providing each remediation worker the proper PPE, and for ensuring that each remediation worker properly dons the selected PPE.** Personnel required to wear respiratory protection shall be fit tested for the specific type of respirator being worn, have a copy of a written Physician's Written Opinion on site, and have some form of respiratory training in accordance with 29 CFR 1910.134. The Mold Remediation Contractor shall also have a written respiratory protection program on site during the project.

- The minimum respiratory protection will be half-face air-purifying respirators equipped with HEPA cartridges. Air-purifying respirators must be NIOSH approved.
- Protective clothing shall include full body disposable coveralls with disposable hood (separate or integral to the coverall) and foot coverings (reusable footwear, 18-inch-high boot type disposable foot coverings or foot coverings integral to the coverall).
- Safety glasses or goggles shall be worn for eye protection unless wearing a full-face respirator.
- Rubber gloves, as appropriate to the job task, shall be worn during removal of any contaminated material or cleaning of any contaminated items or structural members.

CONTAINMENT AREA PROCEDURES

This project shall utilize both **Full Negative Pressure Containment(s)** and **Limited Negative Pressure Containment(s)** to remediate moisture damaged building materials as specified in the Remediation Diagram(s) in Appendix 1 and the Table on Pages 3 and 4 of this Remediation Protocol. **The Mold Remediation Contractor must specify containment locations in the Mold Remediation Work Plan.** Multiple containments may be utilized to complete the remediation project. The containment(s) shall consist of the following:

- Containment requirements will follow procedures designed for **Full & Limited Containments** as outlined in the Environmental Protection Agency's (EPA) *Mold Remediation in Schools and Commercial Buildings*.
- HEPA vacuum (all items) and damp wipe (non-porous items) with a mild detergent and water solution and remove all furnishings and contents from the contained remediation areas that are deemed salvageable. Items that cannot be removed shall be cleaned and sealed with two (2) layers of **6-mil polyethylene sheeting**. Ensure that all removed and covered items are thoroughly dry.
- For **Full Containment(s)**, two (2) layers of **6-mil polyethylene sheeting** shall be used to create a barrier between the mold remediation areas and other parts of the building. Where feasible, an observation window(s) shall be installed for each containment area and constructed

of plexiglass that measures approximately 18 inches by 18 inches. The bottom of the window(s) shall be at a reasonable viewing height from the floor outside the work area(s).

- **For Full Containment(s)**, a decontamination chamber with airlocks shall be constructed utilizing two (2) layers of **6-mil polyethylene sheeting** for entry into and exit from the remediation areas. The entryways to the chamber from the outside and from the chamber to the main containment area shall consist of a slit entry with covering flaps on the outside surface of each slit entry. The chamber shall be large enough to hold a waste container and allow a person to put on and remove PPE. All contaminated PPE, except respirators, shall be placed in a sealed bag while in this chamber. Respirators shall be worn until the remediation workers are outside the decontamination chamber. PPE must be worn throughout the final stages of HEPA vacuuming and damp-wiping of the remediation areas. PPE must also be worn during HEPA vacuum filter changes or cleaning of the HEPA vacuum.
- **For Full Containment(s)**, all openings such as ceiling openings, doorways, and plumbing and electrical penetrations within the remediation areas must be sealed with critical barriers consisting of two (2) layers of **6-mil polyethylene sheeting** to minimize the migration of contaminants to other parts of the building.
- **For Limited Containment(s)**, install one (1) layer of **6-mil polyethylene** ceiling to floor around affected areas with a slit-entry and covering flap. Maintain the areas under negative pressure with HEPA-filtered air machines. Block supply and return air vents within containment areas.
- **This project will require a Minimum of two (2) HEPA filtered negative air / air scrubbing machines PER CONTAINMENT, one (1) for continuous negative air filtration throughout the gross removal and final cleaning phases, and one (1) as a back-up and for air scrubbing (see the Preparation for Clearance section below).** The remediation / containment areas must be maintained under negative pressure relative to the surrounding areas of the building throughout the gross removal and final cleaning activities utilizing a HEPA filtered negative air machine(s) exhausted to the outside / exterior of the building. In areas where outside exhaust is not feasible, the exhaust shall be directed to an unoccupied/isolated area within the building adjacent to the containment. This room or area must be isolated from the rest of the building with two (2) layers of 6-mil polyethylene critical barriers and will be included in the remediation contractor's final cleaning and air scrubbing procedures. When applicable, a separate HEPA equipped air filtration machine must be in operation within the isolated area to scrub the air throughout remediation and post-remediation and clearance procedures. In addition, the room or isolated area will be included in the Mold Assessment Consultant's post-remediation assessment and clearance inspection procedures.
- If requested by the client, notify the Mold Assessment Consultant for inspection of the containment preparations before removal of any mold-contaminated material occurs. The consultant may make containment modifications suited to actual site conditions.

CLEARANCE PROCEDURES AND CRITERIA

Preparation for Clearance

- Assure that all remaining building materials within the remediation areas and adjacent areas are thoroughly dry. Run a sufficient number of dehumidifiers in the remediation areas and adjacent areas within the building, if needed, to maintain the relative humidity below sixty (60) percent. Direct dehumidified air to areas that may still contain moisture. Document humidity measurements throughout the project utilizing log sheets.

- Leave all containments, airlock doorways, and critical barriers in place.
- Where applicable, wall cavities must be left exposed to allow for visual inspection and, if necessary, sampling of the exposed wall cavities, and to allow the dehumidifiers to keep the wall cavities dry.
- HEPA vacuum all remaining surfaces (i.e., floor, ceiling and walls) in the remediation areas and debris removal pathway. Remove all visible settled dust and debris. Pay special attention to the top of any baseboards, windowsills/casings and door casings.
- U.S. Environmental Protection Agency (EPA) registered disinfectants, biocides, and antimicrobial coating products may be utilized by the Mold Remediation Contractor as long as all products used are registered by the EPA and approved for use by the building owner or owner's representative, MSDS sheets for each product are present on site, any coating utilized is a clear finish application, and each product is used in accordance with the manufacturer's instructions. In addition, if the Remediation Contractor chooses to use such a product, he / she must take into consideration the potential for occupant sensitivities and possible adverse reactions to chemicals that have the potential to be off gassed from surfaces coated with the product.
- Following gross removal and final cleaning within each remediation area, run an appropriate number of appropriately sized HEPA air filtration devices to scrub the air (NOT in the negative pressure mode, i.e., not vented to the outside of the building) inside the remediation areas – and adjacent isolated exhaust areas if applicable – for a Minimum period of twenty-four (24) continuous hours. The HEPA machine(s) used in negative pressure exhaust mode shall be shut down following gross removal and final cleaning. The air scrubber(s) shall remain in operation until passing clearance is achieved and the client and the remediation contractor receive written notice from the Mold Assessment Consultant that clearance has been achieved.

Clearance Criteria

- The Mold Assessment Consultant shall conduct a post-remediation assessment using visual observations, procedural audits, and analytical methods.
- The post-remediation assessment shall be performed while the containment(s) is still in place. **Multiple clearance site visits may be conducted for projects involving multiple containments and phased clearance assessments. These containments may be cleared in multiple phases and each containment may be torn down / removed separately in phases following each written passed clearance statement from the Consultant if applicable.**
- The post-remediation assessment(s) shall determine whether the remediation areas are free from visible mold and wood rot and if the work has been completed in compliance with the mold remediation protocol submitted by the consultant and the mold remediation work plan submitted by the remediation contractor. In addition, the post-remediation assessment shall determine to the extent feasible (and if repairs have been previously conducted) that the underlying cause of the mold has been remediated so that it is reasonably certain that the mold will not return from the remediated cause. The property owner or client shall provide the Consultant and Remediation Contractor with written documentation available regarding repairs made to the water / moisture intrusion source identified for this specific mold remediation project.

- Visual observations and a procedural audit shall be conducted prior to the collection of any mold samples to determine whether the mold remediation protocol has been followed during the remediation. The procedural audit shall consider the observations made and any measurements conducted during on-site visits that the Consultant conducts during the remediation.
- A spore trap air sample(s) may be collected inside of each containment and within any other work area at the discretion of the Consultant, as well as a minimum of one (1) spore trap air sample outdoors for comparison. The results of the spore trap air samples collected inside the containment(s) and in any other work area must be consistent with and comparable to those found in the outdoor air and will be interpreted by the Consultant using professional judgment. Inconsistencies in the sample results that indicate there is residual mold contamination in the indoor air as compared to the outdoor air will cause the project to fail clearance.
- Surface samples may also be collected at the discretion of the Consultant, from cleaned horizontal or vertical surfaces, or where suspect mold contamination is observed during the visual inspection of the remediation area(s). If an elevated concentration of mold spores is detected as interpreted by the Consultant using professional judgment, then the project will fail clearance.
- If any of the visual, procedural audit, and analytical testing criteria for clearance is not met, then the project will not pass clearance.
- The Mold Remediation Contractor is responsible for paying for any / all failed clearance assessments, requiring two (2) or more site visits for follow-up clearances. The contractor will be invoiced and shall make payment for additional (2 or more) clearance assessments directly to CHOICE CONSULTING, LLC. See the information and associated costs below for failed clearances and contractor responsibilities:
 1. If the Mold Remediation Contractor fails the post remediation visual clearance due to visible debris, mold, and/or wood rot then the contractor will be responsible for the cost of the post remediation visual clearance. The post remediation visual clearance cost for initial and subsequent post remediation visual clearance failures will be at a cost of **\$500.00 each**. If failure occurs from the post remediation visual clearance, no air or surface sampling will be performed at that time.
 2. Upon passing the post remediation visual clearance the post remediation analytical testing will be performed. If failure occurs from initial or subsequent post remediation analytical testing, the Mold Remediation Contractor will be responsible for payment of **\$500.00 plus \$125.00 for each air or surface sample failed** including the outdoor baseline samples associated with failed air sampling, until clearance is passed.
- **The owner is only financially responsible for one (1) passing clearance and associated air and surface samples per containment.**
- Reconstruction and re-occupancy activities of the remediation areas shall not begin until the Consultant receives and interprets the mold clearance sample results and provides the client and the remediation contractor written verification that the visual inspection and sample results have met the clearance criteria.
- The Licensed Mold Remediation Contractor shall be responsible for providing a completed and signed Texas Department of Insurance *Certificate of Mold Damage Remediation* to the property owner / client in accordance with the Texas Mold Assessment and Remediation Rules.

Appendices

Technical Details and Attachments

Appendix 1: Remediation Diagram(s)

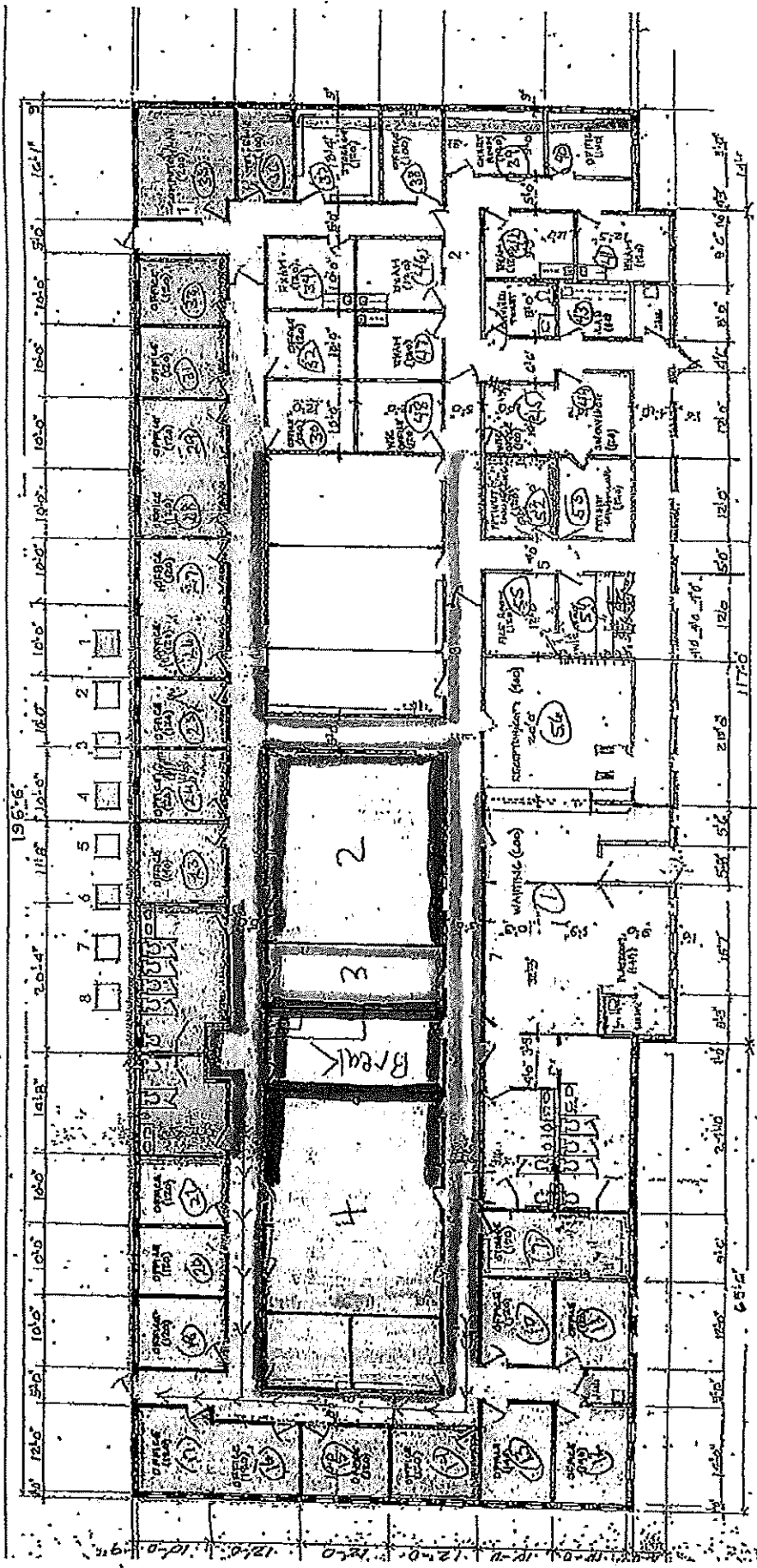
Appendix 2: Texas Licenses & Consumer Mold Information Sheet

Appendix 1: Remediation Diagram(s)

North ↑

FIRE EXITS

WK



FLOOR PLAN

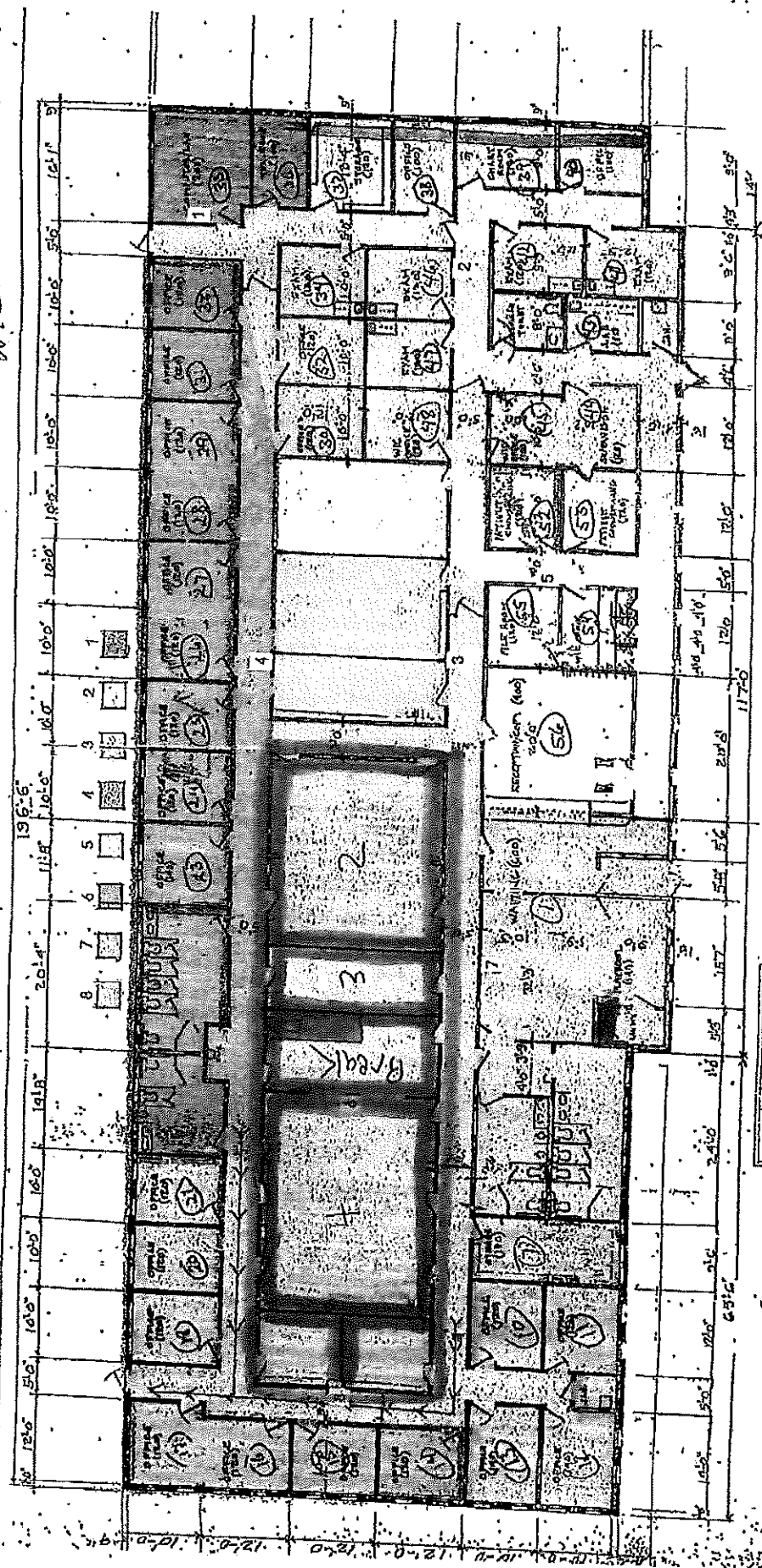
West Street - Parking

for A/P
#MAC(25)

North ↑

FIRE EXITS

WK



West Street - Parking

per h/m
#MFC1251

Remediation Drawings Legend

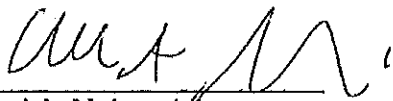
Austin County Building

800 E. Wendt St., Bellville, Texas 77418

- The remediation rooms (Conference Rooms 2 and 4, Break Room, Room 3, and the Storage Rooms west of Conference Room 4) WHERE VISIBLY MOLD DAMAGED DRYWALL & WOOD SINK CABINET MATERIALS ARE REMOVED will require Full Containment(s) as described on Pages 8 and 9 of this Protocol and the EPA's *Mold Remediation in Schools and Commercial Buildings* document.
- Hallway Areas with only surface cleaning of upper (above ceiling tiles) and lower vinyl-covered drywall walls (IF CONFIRMED DURING WORK TO NOT REQUIRE REMOVAL) to be conducted within Limited Containment(s) as described on Pages 8 and 9 of this Protocol and the EPA's *Mold Remediation in Schools and Commercial Buildings* document.

Inside Full Containment Remediation Areas in the rooms / areas listed below – Remove the mold damaged drywall walls with associated damaged wall cavity insulation and substrate materials and wood sink cabinets as shown / designated on the Remediation Diagrams in Appendix 1. Remove visible mold and water damaged drywall wall, wall cavity, and wood sink cabinet materials a minimum of two (2) feet beyond visible mold damage, and thoroughly clean and / or remove exposed wall cavity substrate materials as needed. See room / area approx. quantities breakdown below:

- Conference Room 2 – approx. 918 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plexiglass and plastic wall panels
- Conference Room 2 – approx. 216 SF south firewall drywall wall above the ceiling tiles
- Conference Room 2 – the north and east firewall drywall walls above the ceiling tiles (approx. 408 SF) were observed to contain no or limited mold growth; clean or remove these walls as needed
- Conference Room 4 – approx. 1,232 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plexiglass and plastic wall panels
- Conference Room 4 – approx. 312 SF north (east end) and east firewall drywall walls above the ceiling tiles
- Conference Room 4 – the south (east end) firewall drywall wall above the ceiling tiles (approx. 120 SF) was observed to contain no or limited mold growth; clean or remove this wall as needed
- Break Room – approx. 250 SF lower and upper wood sink cabinets
- Break Room – approx. 630 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plastic wall panels
- Break Room – approx. 384 SF east and west firewall drywall walls above the ceiling tiles
- Break Room – the north and south firewall drywall walls above the ceiling tiles (approx. 176 SF) were observed to contain no or limited mold growth; clean or remove these walls as needed
- Room 3 – approx. 528 SF north, south, east, and west drywall walls below the ceiling tiles to the floor, and approx. 100 SF above the ceiling tiles to clean or remove as needed
- Storage Rooms west of Conference Room 4 – approx. 484 SF common north / south and east drywall walls below the ceiling tiles to the floor

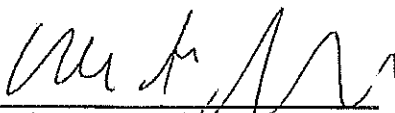

Chad A. McLaughlin
#MAC1251
Exp. 1/9/2025

Inside Limited Containment Remediation Areas in Hallway Areas as shown / designated on the attached Remediation Diagrams:

- Thoroughly clean and sanitize upper (above ceiling tiles) vinyl-covered drywall walls with visible surface mold and discoloration as shown / designated on the Remediation Diagrams in Appendix 1 – approx. 436 SF
- Lower vinyl-covered drywall wall surfaces below ceiling tiles in these Hallway and Small Restroom Areas were observed to contain isolated / limited surface mold and discoloration and require cleaning as well.

Remove / clean all mold contaminated or water damaged building material surfaces a minimum of two (2) feet beyond visible mold or water damage. It may be necessary to remove or clean beyond the estimated quantity of materials stated above if additional contamination is identified during the remediation project. Remove any wood materials with wood rot or water damage in the remediation areas.

Throughout the full and limited containment remediation areas, damp wipe non-porous building material, components, and contents surfaces and HEPA vacuum all building material, components, and contents surfaces. The containment(s) will be under negative pressure **during** gross removal and cleaning activities. Conduct HEPA air scrubbing procedures **following** all gross removal and cleaning in containments.


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#MAC1251
Exp. 1/9/2025

Appendix 2: Texas Licenses & Consumer Mold Information Sheet

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 Company
CHOICE CONSULTING, LLC
PO BOX 12333 COLLEGE STATION
KRISTEN PLANT BRENT PLANT

License Number: ACO1194

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

License Expires: September 20, 2025

Mike Arismendez, Jr.
Executive Director

STATE OF TEXAS

BRENT W PLANT

MOLD ASSESSMENT CONSULTANT



**TEXAS DEPARTMENT OF
LICENSING & REGULATION**

**LICENSE NUMBER MAC1454
EXPIRES 10/25/2025**

TEXAS DEPARTMENT OF LICENSING & REGULATION

Rick Figueroa
Chair

Thomas F. Butler
Vice Chair



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

Mold Assessment Consultant
CHAD A MCLAUGHLIN

License Number: MAC1251

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

License Expires: January 09, 2025

Mike Arismendez, Jr.
Executive Director



CONSUMER MOLD INFORMATION SHEET



State rules require licensed mold assessors and remediators to give a copy of this Consumer Mold Information Sheet to each client and to the property owner, if not the same person, before starting any mold-related activity [16 TAC 78.70].

How does Texas regulate businesses that do testing for mold or that do mold cleanup?

The Department of Licensing and Regulation (TDLR) regulates such businesses in accordance with the Texas Occupations Code, Chapter 1958. Under the **Texas Mold Assessment and Remediation Rules (rules)** (16 Tex. Admin. Code, Chapter 78), all companies and individuals who perform mold-related activities in Texas must be licensed by TDLR unless exempt. (See Page 2 regarding owner exemptions.) Individuals must meet certain qualifications, have required training, and pass a state exam and criminal history background check in order to be issued a license. Applicants for a mold remediation worker registration must have training and pass a criminal history background in order to be registered by TDLR. Laboratories that analyze mold samples must also be licensed and meet certain qualifications. The rules set minimum work practices and procedures and also require licensees to follow a code of ethics. To prevent conflicts of interest, the rules also prohibit a licensee from conducting both mold assessment and mold remediation on the same project. While the rules regulate the activities of mold licensees when they are doing mold-related activities, the rules do not require any property owner or occupant to clean up mold or to have it cleaned up.

How can I know if someone is licensed?

A licensed individual is required to carry a current TDLR license certificate with the license number on it. A search tool and listings of currently licensed companies and individuals can be found at: <https://www.tdlr.texas.gov/LicenseSearch/>.

What is “mold assessment?”

Mold assessment is an inspection of a building by a **mold assessment consultant** or **technician** to evaluate whether mold growth is present and to what extent. Samples may be taken to determine the amount and types of mold that are present; however, sampling is not necessary in many cases. When

mold cleanup is necessary a licensed mold assessment consultant can provide you with a **mold remediation protocol**. A protocol must specify the estimated quantities and locations of materials to be remediated, methods to be used and clearance criteria that must be met.

What is meant by “clearance criteria?”

Clearance criteria refer to the level of “cleanliness” that must be achieved by the persons conducting the mold cleanup. It is important to understand and agree with the mold assessment consultant prior to starting the project as to what an acceptable clearance level will be, including what will be acceptable results for any air sampling or surface sampling for mold. There are no national or state standards for a “safe” level of mold. Mold spores are a natural part of the environment and are always present at some level in the air and on surfaces all around us.

What is “mold remediation?”

Mold remediation is the cleanup and removal of mold growth from surfaces and/or contents in a building. It also refers to actions taken to prevent mold from growing back. Licensed **mold remediation contractors** must follow a mold remediation protocol as described above and their own **mold remediation work plan** that provides specific instructions and/or standard operating procedures for how the project will be done.

Before a remediation project can be deemed successful, a mold assessment consultant must conduct a **post-remediation assessment**. This is an inspection to ensure that the work area is free from all visible mold and wood rot, the project was completed in compliance with the remediation protocol and remediation work plan, and that it meets all clearance criteria that were specified in the protocol. The assessment consultant must give you a **passed clearance report** documenting the results of this inspection. If the project fails clearance,

further remediation as prescribed by a consultant will be necessary.

What is a Certificate of Mold Damage Remediation?

No later than the 10th day after a mold remediation project stop date, the remediation contractor must sign and give you a **Certificate of Mold Damage Remediation**. The licensed mold assessment consultant who conducted the post-remediation assessment must also sign the certificate. The consultant must truthfully state on the certificate that the mold contamination identified for the project has been remediated and whether the underlying cause of the mold has been corrected. (That work may involve other types of professional services that are not regulated by the mold rules, such as plumbing or carpentry.) Receiving a certificate documenting that the underlying cause of the mold was remediated is an advantage for a homeowner. It prevents an insurer from making an underwriting decision on the residential property based on previous mold damage or previous claims for mold damage. If you sell your property, the law requires that you provide the buyer a copy of all certificates you have received for that property within the preceding five years.

How is a property owner protected if a mold assessor or remediator does a poor job or damages the property?

The rules require licensees to have commercial general liability insurance in the amount of at least \$1 million, or to be self-insured, to cover any damage to your property. Before hiring anyone, you should ask for proof of such insurance coverage. You may wish to inquire if the company carries additional insurance, such as professional liability/errors and omissions (for consultants) or pollution insurance (for contractors), that would provide additional recourse to you should the company fail to perform properly.

How is my confidentiality protected if I share personal information about myself with a company?

Under the code of ethics in the rules, to the extent required by law, licensees must keep confidential any personal information about a client (including medical conditions) obtained during the course of a mold-related activity. Further, you may be able to negotiate a contract to include language that other personal information be kept confidential unless disclosure "is required by law." However, licensees are required to identify dates and addresses of projects and other details that can become public information.

How do I file a complaint about a company?

Anyone who believes a company or individual has violated the rules can file a complaint with TDLR. For information on this process, call 1-800-803-9202, or complete the online complaint form at <https://www.tdlr.texas.gov/complaints/>.

Can property owners do mold assessment or remediation on their own property without being licensed?

Yes. A homeowner can take samples for mold or clean it up in the home without a license. An owner, or a managing agent or employee of an owner of a residential property is not required to be licensed, **unless** the property has 10 or more residential dwelling units. For non-residential properties, an owner or tenant, or a managing agent or employee of an owner or tenant, is not required to be licensed to do mold assessment or remediation on property owned or leased by the owner or tenant, **unless** the mold contamination affects a total surface area of 25 contiguous square feet or more. Please refer to 16 TAC §78.30 for further details on exceptions and exemptions to licensing requirements.

For more information about mold and the Texas Mold Assessment and Remediation Rules, contact:

Texas Department of Licensing and Regulation

Mold Assessors and Remediators

PO Box 12057, Austin, TX 78711

Phone: 512-463-6599 or 800-803-9202

www.tdlr.texas.gov



CHOICE CONSULTING

Professional Environmental Services

P.O. Box 12333
College Station, Texas 77842
979-492-5104

MOLD REMEDIATION PROTOCOL

OCTOBER 4, 2023

Project Location:
Austin County Building
Texas A&M AgriLife Extension Service & EMS Section
Remediation Areas
800 E. Wendt Street
Bellville, Texas 77418

Prepared For:
Mr. Bobby Rinn, Austin County Commissioner
(979) 270-1393
1 East Main Street, Bellville, Texas 77418

Prepared by:

Chad A. McLaughlin
Texas Mold Assessment Consultant # MAC1251
License Expiration: 1/9/2025

Reviewed by:

Brent W. Plant
Texas Mold Assessment Consultant # MAC1454
License Expiration: 10/25/2025

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For more information about mold and the Texas Mold Assessment and Remediation Rules,
or for questions or to direct a complaint contact:
Texas Department of Licensing and Regulation
Mold Assessors and Remediators
PO Box 12057, Austin, TX 78711
Phone: 512-463-6599 or 800-803-9202
www.tdlr.texas.gov

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MOLD REMEDIATION PROTOCOL

Austin County Building 800 E. Wendt Street, Bellville, Texas 77418

The following Mold Remediation Protocol follows the requirements set forth in the **Texas Department of Licensing and Regulation (TDLR) – *Mold Assessors and Remediators***. The Mold Remediation Protocol is based on the following Mold Assessment conducted by Choice Consulting, LLC:

Performed on: September 28, 2023
Performed by: Chad McLaughlin, Mold Assessment Consultant License # MAC1251
Laboratory: SEEML Labs – License # LAB1016

The Mold Assessment determined the presence of mold growth and moisture stains / damage on certain building materials in the building. The mold and moisture damage and source(s) of moisture intrusion limited to the affected areas of the **Austin County Building** are listed in the following table. The moisture source(s) should be corrected / repaired prior to mold remediation (see the table below).

Mold Growth Locations & Moisture Impacted Materials	Source(s) of Moisture
Austin County Building, remediation areas – Drywall walls and wall cavity materials with associated insulations, and wood sink cabinets, as described in the Table on Pages 3 and 4 of this report and as identified on the Remediation Diagram(s) in Appendix 1 of this report.	<ul style="list-style-type: none">Reported attic ventilation / exhaust fan(s) system outage, HVAC related moisture issues, and suspected sink plumbing leaks.

APPLICABLE RULES AND GUIDELINES FOR REMEDIATION

The Texas Licensed Mold Remediation Contractor should refer to the following documents prior to developing the Mold Remediation Work Plan from this Protocol. Some of these documents regulate the remediation process while others provide general guidance for the remediation process.

- ***Mold Assessors and Remediators***, Administrative Rules of the Texas Department of Licensing and Regulation, 16 Texas Administrative Code, Chapter 78, (effective September 1, 2018).
- Texas Department of State Health Services, Indoor Air Quality Division, ***Texas Mold Assessment and Remediation Rules, 25 TAC 295.301 – 338***, May 20, 2007.
- Occupational Safety and Health Administration, ***Respiratory Protection, 29 CFR Parts 1910.134***, January 1998.
- U.S. Department of Labor, Occupational Health and Safety Administration, ***A Brief Guide to Mold in the Workplace***.
- Environmental Protection Agency, Office of Air and Radiation, Indoor Environments Division. ***Mold Remediation in Schools and Commercial Buildings***. September 2008. EPA 402-K-01-001.
- New York City Department of Health, Bureau of Environmental and Occupational Disease Epidemiology. ***Guidelines on Assessment and Remediation of Fungi in Indoor Environments***. November 2008.
- Institute of Inspection, Cleaning and Restoration Certification, ***IICRC S520, Standard and Reference Guide for Professional Mold Remediation***, December 2003.
- National Air Duct Cleaners Association, ***Assessment, Cleaning, and Restoration of HVAC Systems***, 2001.
- American Industrial Hygiene Association, ***Recognition, Evaluation, and Control of Indoor Mold***, 2008.
- Current industry best practices and guidelines.

REMEDATION AREAS & ESTIMATED QUANTITIES

The moisture damaged building materials listed below and included in this Mold Remediation Protocol are limited to the affected areas of **Austin County Building** identified for this remediation project. **The Mold Remediation Contractor is responsible for verifying all quantities, scope of work, and remediation areas.** See the Mold Assessment Report for laboratory results, sample location drawing, photographs, and additional information.

Remediation Area Location	Mold & Moisture Impacted Materials and Approximate Quantities
<p>Austin County Building Remediation Areas</p> <p>(See the attached Remediation Diagrams)</p> <p>The remediation rooms (<u>Conference Rooms 2 and 4, Break Room, Room 3, and the Storage Rooms west of Conference Room 4</u>) WHERE VISIBLY MOLD DAMAGED DRYWALL & WOOD SINK CABINET MATERIALS ARE REMOVED will require Full Containment(s) as described on Pages 8 and 9 of this Protocol and the EPA's <i>Mold Remediation in Schools and Commercial Buildings</i> document</p> <p>Hallway Areas with <u>only surface cleaning</u> of upper (above ceiling tiles) and lower vinyl-covered drywall walls (IF CONFIRMED DURING WORK TO NOT REQUIRE REMOVAL) to be conducted within Limited Containment(s) as described on Pages 8 and 9 of this Protocol and the EPA's <i>Mold Remediation in Schools and Commercial Buildings</i> document</p>	<p>See specific procedures regarding Contents Items on Page 7 of this Remediation Protocol. Also, refer to Tables 1 and 2 in the EPA's <i>Mold Remediation in Schools and Commercial Buildings</i> document for instructions on specific Contents.</p> <p>Lay-in ceiling tiles, associated ceiling insulation, and ceiling tile grid require removal as needed during this project to access upper drywall wall materials for remediation</p> <p><u>Inside Full Containment Remediation Areas</u> in the rooms / areas listed below – Remove the mold damaged drywall walls with associated damaged wall cavity insulation and substrate materials and wood sink cabinets as shown / designated on the Remediation Diagrams in Appendix 1. Remove visible mold and water damaged drywall wall, wall cavity, and wood sink cabinet materials a minimum of two (2) feet beyond visible mold damage, and thoroughly clean and / or remove exposed wall cavity substrate materials as needed. <u>See room / area approx. quantities breakdown below:</u></p> <ul style="list-style-type: none"> • Conference Room 2 – approx. 918 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plexiglass and plastic wall panels • Conference Room 2 – approx. 216 SF south firewall drywall wall above the ceiling tiles • Conference Room 2 – the north and east firewall drywall walls above the ceiling tiles (approx. 408 SF) were observed to contain no or limited mold growth; clean or remove these walls as needed • Conference Room 4 – approx. 1,232 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plexiglass and plastic wall panels • Conference Room 4 – approx. 312 SF north (east end) and east firewall drywall walls above the ceiling tiles • Conference Room 4 – the south (east end) firewall drywall wall above the ceiling tiles (approx. 120 SF) was observed to contain no or limited mold growth; clean or remove this wall as needed • Break Room – approx. 250 SF lower and upper wood sink cabinets • Break Room – approx. 630 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plastic wall panels • Break Room – approx. 384 SF east and west firewall drywall walls above the ceiling tiles • Break Room – the north and south firewall drywall walls above the ceiling tiles (approx. 176 SF) were observed to contain no or limited mold growth; clean or remove these walls as needed

	<ul style="list-style-type: none"> • Room 3 – approx. 528 SF north, south, east, and west drywall walls below the ceiling tiles to the floor, and approx. 100 SF above the ceiling tiles to clean or remove as needed • Storage Rooms west of Conference Room 4 – approx. 484 SF common north / south and east drywall walls below the ceiling tiles to the floor <p><u>Inside Limited Containment Remediation Areas in Hallway Areas as shown / designated on the attached Remediation Diagrams:</u></p> <ul style="list-style-type: none"> • Thoroughly clean and sanitize upper (above ceiling tiles) vinyl-covered drywall walls with visible surface mold and discoloration as shown / designated on the Remediation Diagrams in Appendix 1 – approx. 436 SF • Lower vinyl-covered drywall wall surfaces below ceiling tiles in these Hallway and Small Restroom Areas were observed to contain isolated / limited surface mold and discoloration and require cleaning as well. <p>Remove / clean all mold contaminated or water damaged building material surfaces a minimum of two (2) feet beyond visible mold or water damage. It may be necessary to remove or clean beyond the estimated quantity of materials stated above if additional contamination is identified during the remediation project. Remove any wood materials with wood rot or water damage in the remediation areas.</p> <p>Throughout the <u>full and limited containment remediation areas</u>, damp wipe non-porous building material, components, and contents surfaces and HEPA vacuum all building material, components, and contents surfaces. The containment(s) will be under negative pressure during gross removal and cleaning activities. Conduct HEPA air scrubbing procedures following all gross removal and cleaning in containments.</p>
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State regulations require the Texas Licensed Mold Remediation Contractor to submit the Mold Remediation Notification(s) no less than five (5) calendar days (unless emergency notification is obtained) prior to beginning the remediation project in accordance with the Texas Mold Assessment and Remediation Rules. This project may be included in one (1) initial Notification (excluding any amendments that may be required) even if phased / multiple containment clearances are required, and if containments are removed separately following each written clearance statement issued by the Mold Assessment Consultant.

REMEDICATION METHODS

The following remediation methods shall be utilized for this remediation project. The first section covers general methods to be utilized prior to the remediation and the second section covers specific methods to be utilized throughout the remediation.

General Remediation Methods

- The Mold Remediation Contractor is responsible for all worker and occupant safety and shall comply with all applicable local, state, and federal regulations such as the **City of Bellville, Austin County, and Occupational Safety and Health Administration (OSHA)** procedures throughout the entire remediation project. If applicable, all scaffolding installed for this project shall comply with applicable OSHA regulations, including contractor or sub-contractor qualifications, safety inspections, competent person(s), and structural maintenance and use. In addition, OSHA regulations require that employers protect their workers from asbestos and/or lead paint exposure during renovation and construction activities. Choice Consulting, LLC also collected asbestos bulk samples within the Austin County Building remediation areas. See the asbestos report (dated October 4, 2023) for more information about the asbestos sampling. The damaged drywall, associated wall adhesives, lay-in ceiling tiles, and floor tile materials sampled within the areas where mold remediation will be conducted were determined by laboratory analysis to not contain asbestos.
- The Mold Remediation Contractor is also responsible for all building and contents damage that may occur during the remediation project caused by the contractor.
- Secure the work area(s) from access by building occupants, staff and employees, other contractors, and the general public prior to the start of remediation activities. Only Texas licensed, or registered mold contractor, consultant, and worker personnel are allowed to enter the remediation containment area(s) between the start date specified on the Texas notification and the date written clearance is achieved. Accomplish this, where possible, by locking doors, windows, or other means of access to the work area(s); by scheduling work for periods of time that the building is unoccupied or by constructing temporary wood stud and plywood barriers where necessary. Periodically re-inspect the perimeter for any breaches that may allow for work area entry. **In addition, post signs advising that a mold remediation project is in progress at all accessible entrances to remediation areas of the building in accordance with TDLR mold regulations.**
- Construct a full negative pressure containment(s) utilizing two (2) layers of **6-mil polyethylene sheeting** to fully enclose the mold damaged building materials to be remediated in accordance with the containment section below (see **Pages 8 and 9**) and the Remediation Diagram(s) in Appendix 1. Construct the containment(s) to ensure that any additional mold damaged materials can be remediated without the need to construct additional containments.
- A Texas Licensed Mold Remediation Contractor shall supervise all remediation activities to verify that containment practices and work procedures are performed according to current TDLR mold regulations, current applicable guidelines and current industry practices.

Documentation of work procedures is a key quality assurance performance indicator. Lists of documents to be kept onsite throughout the remediation project shall include the following:

- Copy of daily sign in/out log for each mold remediation area. This log should include the date, the name, the employee ID number, and times of entrance and exit of each person performing work inside the remediation area.
 - Mold Remediation Work Plan and Mold Remediation Protocol.
 - Asbestos Survey if applicable.
 - Photographs of work progress and methods used.
 - Personnel Qualifications and a list of names for all contractor employees involved in the mold remediation project.
 - Temperature and Humidity Logs.
 - Documentation stating that containment(s) was under negative pressure during the entire remediation project.
 - Records of HEPA Air Filtration Device filter changes, maintenance, and filtration efficiency measurements.
 - Specification of containment and debris removal pathway design.
 - List of all equipment used.
 - List of all Personal Protective Equipment (PPE) used.
 - Copy of written respiratory protection program.
 - Copies of documentation of respirator fit tests, respirator training, and a pulmonary function test for each worker.
 - Material Safety Data Sheets (MSDS) of all chemicals or biocides used in the remediation.
- Remove any peeling paint / rust as needed and clean and seal / block all supply and return air vents, diffusers, grills, and air duct openings associated with the HVAC system in the contained remediation areas and the regulated remediation areas with critical barriers consisting of one (1) layer of **6-mil polyethylene sheeting** and duct tape.
 - Monitor and log humidity levels within the remediation areas of the building to ensure that the relative humidity remains below sixty (60) percent. If needed, install dehumidifiers to reduce possible secondary fungal growth. Ensure that each dehumidifier condensate pan does not overflow. Leave any dehumidifier(s) in place until the Mold Assessment Consultant receives and interprets the clearance results and notifies the client and remediation contractor in writing that the clearance criteria have been met. **It may be necessary to leave operating dehumidifiers within the building until the HVAC system(s) is re-commissioned (if previously decommissioned) to maintain the relative humidity levels below 60%.**
 - Prior to initiating any remediation, determine the best available path to remove the building material debris from the work areas.
 - Where applicable, remove and store contents within the debris removal pathway in an area that will be sealed off and unaffected during the remediation and debris removal processes. Clean contents utilizing HEPA vacuuming for all porous materials, and HEPA vacuuming combined with damp wiping with water and mild detergent solution for all non-porous materials prior to

removal. If there is not an appropriate area within the building, then store the items offsite. Ensure that all contents are dry prior to storage.

Specific Remediation Methods

- Ensure that the existing flooring surfaces within all work areas and debris removal pathway that are not to be removed are not damaged or contaminated during the remediation process. HEPA vacuum and then cover these floor areas with one (1) layer of **6-mil polyethylene sheeting** before preparation begins and maintain these protective barriers throughout the entire remediation and tear down processes.
- Using the appropriate standard of care, clean **Content Items** deemed salvageable within the remediation areas utilizing HEPA vacuuming combined with damp wiping with water and a mild detergent solution for all non-porous materials. Porous and semi-porous items shall only be HEPA vacuumed. If there is not an appropriate area within the building, then store moveable items offsite. Ensure that all contents are dry prior to storage, store them in an environment not favorable to any re-contamination, and cover them with two (2) layers of 6-mil polyethylene sheeting. Any moved contents shall be packed, transported, and stored using appropriate measures to minimize breakage/damage, loss, exposure to employees, occupants, or the public, and contamination or cross-contamination of unaffected areas of the building. **These items may be reused if each item has not been damaged and can be thoroughly decontaminated. Any content item with significant water or mold damage, or that cannot be thoroughly decontaminated, shall be properly disposed of.**
- Using the appropriate standard of care, remove and discard the mold damaged building materials in accordance with the **Remediation Diagram(s) in Appendix 1 and the Table on Pages 3 and 4 of this Remediation Protocol**. Remove the mold contaminated materials a minimum of two (2) feet beyond any visible mold or water damage.
- HEPA vacuum, wire brush, and damp wipe with a mild solution of detergent in water (or EPA registered antimicrobial product – see **Page 10** for more information regarding antimicrobial products) the substrates of the remediated areas and surfaces until they are visibly clean.
- During removal of building materials, the licensed remediation contractor shall either clean or remove any adjoining surfaces or sub-surface materials identified with possible mold contamination or water damage. Mold-contaminated porous or semi-porous materials that cannot be thoroughly cleaned and decontaminated shall be removed and discarded. In addition, **carefully remove and discard any materials with wood rot.**

Removal and Disposal Methods

- Remove the mold-contaminated materials described above. Immediately double-wrap or place the materials in 6-mil polyethylene bags and seal them. Place sealed bags in a second 6-mil polyethylene bag and seal. All bagging and wrapping of contaminated materials must be completed inside the negative pressure containment area, including damaged content items.
- Dispose of all used polyethylene sheeting, tape, cleaning materials and disposable protective clothing as mold-contaminated waste materials.
- All double bagged / wrapped material shall be HEPA vacuumed and damp-wiped with plain water prior to removal from the containment area through the decontamination chamber.
- Transport double-bagged material to a dumpster or other appropriate waste transportation vehicle secured from unauthorized access.

- After removal of mold-contaminated materials, thoroughly HEPA vacuum all surfaces within the remediation areas until no visible debris can be found.
- Decontaminate all equipment and remove it from the remediation areas. Equipment that cannot be decontaminated shall be double-bagged in 6-mil polyethylene bags and properly discarded. HEPA equipped air filtration machines must remain intact and operational throughout the post-remediation assessment and clearance processes.

PERSONAL PROTECTIVE EQUIPMENT (PPE)

At a minimum, the following items shall be required to be worn at all times during remediation activities. **The Mold Remediation Contractor is responsible for providing each remediation worker the proper PPE, and for ensuring that each remediation worker properly dons the selected PPE.** Personnel required to wear respiratory protection shall be fit tested for the specific type of respirator being worn, have a copy of a written Physician's Written Opinion on site, and have some form of respiratory training in accordance with 29 CFR 1910.134. The Mold Remediation Contractor shall also have a written respiratory protection program on site during the project.

- The minimum respiratory protection will be half-face air-purifying respirators equipped with HEPA cartridges. Air-purifying respirators must be NIOSH approved.
- Protective clothing shall include full body disposable coveralls with disposable hood (separate or integral to the coverall) and foot coverings (reusable footwear, 18-inch-high boot type disposable foot coverings or foot coverings integral to the coverall).
- Safety glasses or goggles shall be worn for eye protection unless wearing a full-face respirator.
- Rubber gloves, as appropriate to the job task, shall be worn during removal of any contaminated material or cleaning of any contaminated items or structural members.

CONTAINMENT AREA PROCEDURES

This project shall utilize both **Full Negative Pressure Containment(s)** and **Limited Negative Pressure Containment(s)** to remediate moisture damaged building materials as specified in the Remediation Diagram(s) in Appendix 1 and the Table on Pages 3 and 4 of this Remediation Protocol. **The Mold Remediation Contractor must specify containment locations in the Mold Remediation Work Plan.** Multiple containments may be utilized to complete the remediation project. The containment(s) shall consist of the following:

- Containment requirements will follow procedures designed for **Full & Limited Containments** as outlined in the Environmental Protection Agency's (EPA) *Mold Remediation in Schools and Commercial Buildings*.
- HEPA vacuum (all items) and damp wipe (non-porous items) with a mild detergent and water solution and remove all furnishings and contents from the contained remediation areas that are deemed salvageable. Items that cannot be removed shall be cleaned and sealed with two (2) layers of **6-mil polyethylene sheeting**. Ensure that all removed and covered items are thoroughly dry.
- For **Full Containment(s)**, two (2) layers of **6-mil polyethylene sheeting** shall be used to create a barrier between the mold remediation areas and other parts of the building. Where feasible, an observation window(s) shall be installed for each containment area and constructed

of plexiglass that measures approximately 18 inches by 18 inches. The bottom of the window(s) shall be at a reasonable viewing height from the floor outside the work area(s).

- **For Full Containment(s)**, a decontamination chamber with airlocks shall be constructed utilizing two (2) layers of **6-mil polyethylene sheeting** for entry into and exit from the remediation areas. The entryways to the chamber from the outside and from the chamber to the main containment area shall consist of a slit entry with covering flaps on the outside surface of each slit entry. The chamber shall be large enough to hold a waste container and allow a person to put on and remove PPE. All contaminated PPE, except respirators, shall be placed in a sealed bag while in this chamber. Respirators shall be worn until the remediation workers are outside the decontamination chamber. PPE must be worn throughout the final stages of HEPA vacuuming and damp-wiping of the remediation areas. PPE must also be worn during HEPA vacuum filter changes or cleaning of the HEPA vacuum.
- **For Full Containment(s)**, all openings such as ceiling openings, doorways, and plumbing and electrical penetrations within the remediation areas must be sealed with critical barriers consisting of two (2) layers of **6-mil polyethylene sheeting** to minimize the migration of contaminants to other parts of the building.
- **For Limited Containment(s)**, install one (1) layer of **6-mil polyethylene** ceiling to floor around affected areas with a slit-entry and covering flap. Maintain the areas under negative pressure with HEPA-filtered air machines. Block supply and return air vents within containment areas.
- **This project will require a Minimum of two (2) HEPA filtered negative air / air scrubbing machines PER CONTAINMENT, one (1) for continuous negative air filtration throughout the gross removal and final cleaning phases, and one (1) as a back-up and for air scrubbing (see the Preparation for Clearance section below).** The remediation / containment areas must be maintained under negative pressure relative to the surrounding areas of the building throughout the gross removal and final cleaning activities utilizing a HEPA filtered negative air machine(s) exhausted to the outside / exterior of the building. In areas where outside exhaust is not feasible, the exhaust shall be directed to an unoccupied/isolated area within the building adjacent to the containment. This room or area must be isolated from the rest of the building with two (2) layers of 6-mil polyethylene critical barriers and will be included in the remediation contractor's final cleaning and air scrubbing procedures. When applicable, a separate HEPA equipped air filtration machine must be in operation within the isolated area to scrub the air throughout remediation and post-remediation and clearance procedures. In addition, the room or isolated area will be included in the Mold Assessment Consultant's post-remediation assessment and clearance inspection procedures.
- If requested by the client, notify the Mold Assessment Consultant for inspection of the containment preparations before removal of any mold-contaminated material occurs. The consultant may make containment modifications suited to actual site conditions.

CLEARANCE PROCEDURES AND CRITERIA

Preparation for Clearance

- Assure that all remaining building materials within the remediation areas and adjacent areas are thoroughly dry. Run a sufficient number of dehumidifiers in the remediation areas and adjacent areas within the building, if needed, to maintain the relative humidity below sixty (60) percent. Direct dehumidified air to areas that may still contain moisture. Document humidity measurements throughout the project utilizing log sheets.

- Leave all containments, airlock doorways, and critical barriers in place.
- Where applicable, wall cavities must be left exposed to allow for visual inspection and, if necessary, sampling of the exposed wall cavities, and to allow the dehumidifiers to keep the wall cavities dry.
- HEPA vacuum all remaining surfaces (i.e., floor, ceiling and walls) in the remediation areas and debris removal pathway. Remove all visible settled dust and debris. Pay special attention to the top of any baseboards, windowsills/casings and door casings.
- U.S. Environmental Protection Agency (EPA) registered disinfectants, biocides, and antimicrobial coating products may be utilized by the Mold Remediation Contractor as long as all products used are registered by the EPA and approved for use by the building owner or owner's representative, MSDS sheets for each product are present on site, any coating utilized is a clear finish application, and each product is used in accordance with the manufacturer's instructions. In addition, if the Remediation Contractor chooses to use such a product, he / she must take into consideration the potential for occupant sensitivities and possible adverse reactions to chemicals that have the potential to be off gassed from surfaces coated with the product.
- Following gross removal and final cleaning within each remediation area, run an appropriate number of appropriately sized HEPA air filtration devices to scrub the air (NOT in the negative pressure mode, i.e., not vented to the outside of the building) inside the remediation areas – and adjacent isolated exhaust areas if applicable – for a Minimum period of twenty-four (24) continuous hours. The HEPA machine(s) used in negative pressure exhaust mode shall be shut down following gross removal and final cleaning. The air scrubber(s) shall remain in operation until passing clearance is achieved and the client and the remediation contractor receive written notice from the Mold Assessment Consultant that clearance has been achieved.

Clearance Criteria

- The Mold Assessment Consultant shall conduct a post-remediation assessment using visual observations, procedural audits, and analytical methods.
- The post-remediation assessment shall be performed while the containment(s) is still in place. Multiple clearance site visits may be conducted for projects involving multiple containments and phased clearance assessments. These containments may be cleared in multiple phases and each containment may be torn down / removed separately in phases following each written passed clearance statement from the Consultant if applicable.
- The post-remediation assessment(s) shall determine whether the remediation areas are free from visible mold and wood rot and if the work has been completed in compliance with the mold remediation protocol submitted by the consultant and the mold remediation work plan submitted by the remediation contractor. In addition, the post-remediation assessment shall determine to the extent feasible (and if repairs have been previously conducted) that the underlying cause of the mold has been remediated so that it is reasonably certain that the mold will not return from the remediated cause. The property owner or client shall provide the Consultant and Remediation Contractor with written documentation available regarding repairs made to the water / moisture intrusion source identified for this specific mold remediation project.

- Visual observations and a procedural audit shall be conducted prior to the collection of any mold samples to determine whether the mold remediation protocol has been followed during the remediation. The procedural audit shall consider the observations made and any measurements conducted during on-site visits that the Consultant conducts during the remediation.
- A spore trap air sample(s) may be collected inside of each containment and within any other work area at the discretion of the Consultant, as well as a minimum of one (1) spore trap air sample outdoors for comparison. The results of the spore trap air samples collected inside the containment(s) and in any other work area must be consistent with and comparable to those found in the outdoor air and will be interpreted by the Consultant using professional judgment. Inconsistencies in the sample results that indicate there is residual mold contamination in the indoor air as compared to the outdoor air will cause the project to fail clearance.
- Surface samples may also be collected at the discretion of the Consultant, from cleaned horizontal or vertical surfaces, or where suspect mold contamination is observed during the visual inspection of the remediation area(s). If an elevated concentration of mold spores is detected as interpreted by the Consultant using professional judgment, then the project will fail clearance.
- If any of the visual, procedural audit, and analytical testing criteria for clearance is not met, then the project will not pass clearance.
- The Mold Remediation Contractor is responsible for paying for any / all failed clearance assessments, requiring two (2) or more site visits for follow-up clearances. The contractor will be invoiced and shall make payment for additional (2 or more) clearance assessments directly to CHOICE CONSULTING, LLC. See the information and associated costs below for failed clearances and contractor responsibilities:
 1. If the Mold Remediation Contractor fails the post remediation visual clearance due to visible debris, mold, and/or wood rot then the contractor will be responsible for the cost of the post remediation visual clearance. The post remediation visual clearance cost for initial and subsequent post remediation visual clearance failures will be at a cost of **\$500.00 each**. If failure occurs from the post remediation visual clearance, no air or surface sampling will be performed at that time.
 2. Upon passing the post remediation visual clearance the post remediation analytical testing will be performed. If failure occurs from initial or subsequent post remediation analytical testing, the Mold Remediation Contractor will be responsible for payment of **\$500.00 plus \$125.00 for each air or surface sample failed** including the outdoor baseline samples associated with failed air sampling, until clearance is passed.
- The owner is only financially responsible for one (1) passing clearance and associated air and surface samples per containment.
- Reconstruction and re-occupancy activities of the remediation areas shall not begin until the Consultant receives and interprets the mold clearance sample results and provides the client and the remediation contractor written verification that the visual inspection and sample results have met the clearance criteria.
- The Licensed Mold Remediation Contractor shall be responsible for providing a completed and signed Texas Department of Insurance *Certificate of Mold Damage Remediation* to the property owner / client in accordance with the Texas Mold Assessment and Remediation Rules.

Appendices

Technical Details and Attachments

Appendix 1: Remediation Diagram(s)

Appendix 2: Texas Licenses & Consumer Mold Information Sheet

Appendix 1: Remediation Diagram(s)

North ↑

WLC

FLOOR PLAN

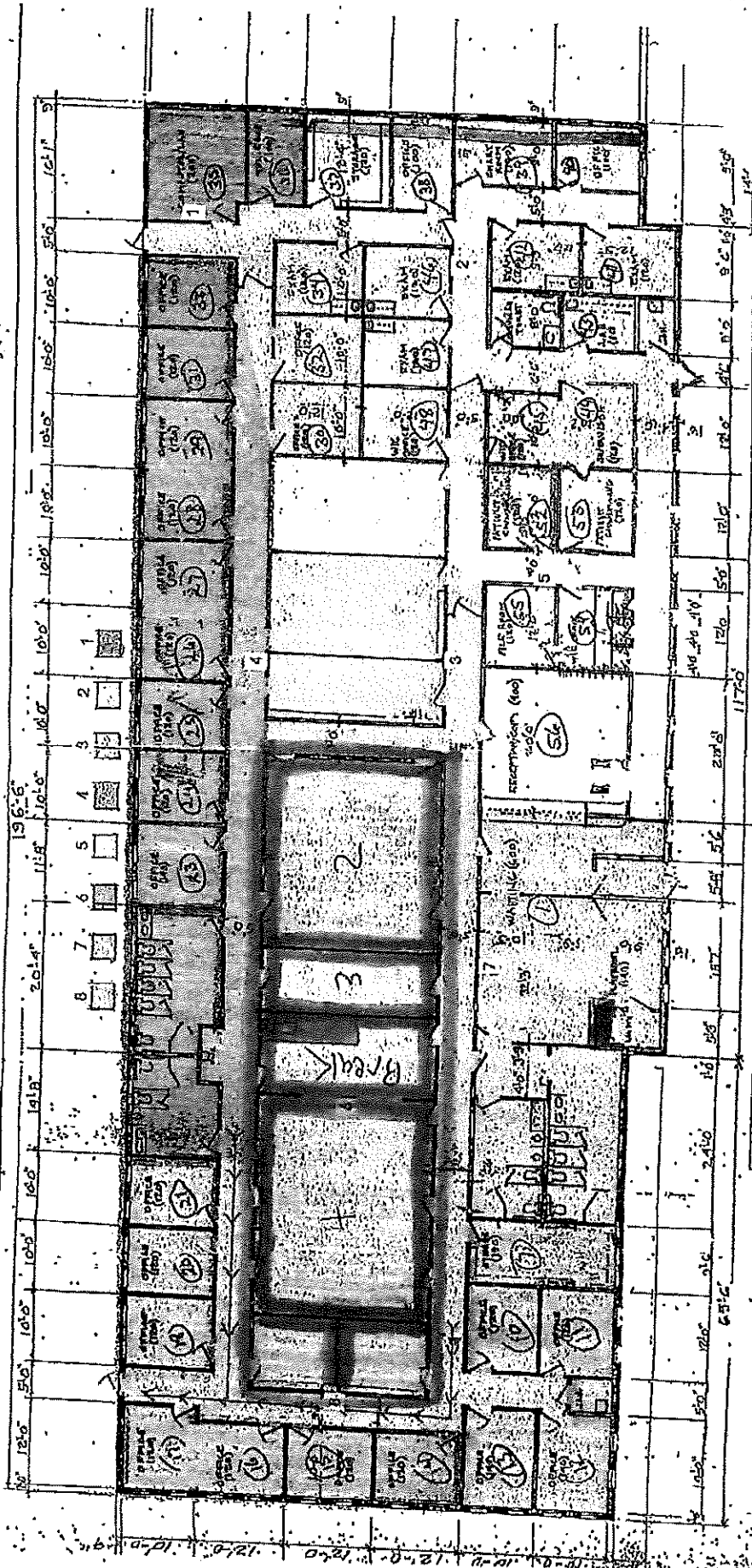
West Street --- Packing

Mr. A. J. W.
#MAC/251

North ↑

FIRE EXITS

WK



FLOOR PLAN

West Street - Parking

Mr. A. M.
#MAC1251

Remediation Drawings Legend

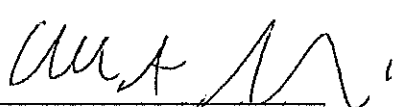
Austin County Building

800 E. Wendt St., Bellville, Texas 77418

- The remediation rooms (Conference Rooms 2 and 4, Break Room, Room 3, and the Storage Rooms west of Conference Room 4) WHERE VISIBLY MOLD DAMAGED DRYWALL & WOOD SINK CABINET MATERIALS ARE REMOVED will require Full Containment(s) as described on Pages 8 and 9 of this Protocol and the EPA's *Mold Remediation in Schools and Commercial Buildings* document.
- Hallway Areas with only surface cleaning of upper (above ceiling tiles) and lower vinyl-covered drywall walls (IF CONFIRMED DURING WORK TO NOT REQUIRE REMOVAL) to be conducted within Limited Containment(s) as described on Pages 8 and 9 of this Protocol and the EPA's *Mold Remediation in Schools and Commercial Buildings* document.

Inside Full Containment Remediation Areas in the rooms / areas listed below – Remove the mold damaged drywall walls with associated damaged wall cavity insulation and substrate materials and wood sink cabinets as shown / designated on the Remediation Diagrams in Appendix 1. Remove visible mold and water damaged drywall wall, wall cavity, and wood sink cabinet materials a minimum of two (2) feet beyond visible mold damage, and thoroughly clean and / or remove exposed wall cavity substrate materials as needed. See room / area approx. quantities breakdown below:

- Conference Room 2 – approx. 918 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plexiglass and plastic wall panels
- Conference Room 2 – approx. 216 SF south firewall drywall wall above the ceiling tiles
- Conference Room 2 – the north and east firewall drywall walls above the ceiling tiles (approx. 408 SF) were observed to contain no or limited mold growth; clean or remove these walls as needed
- Conference Room 4 – approx. 1,232 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plexiglass and plastic wall panels
- Conference Room 4 – approx. 312 SF north (east end) and east firewall drywall walls above the ceiling tiles
- Conference Room 4 – the south (east end) firewall drywall wall above the ceiling tiles (approx. 120 SF) was observed to contain no or limited mold growth; clean or remove this wall as needed
- Break Room – approx. 250 SF lower and upper wood sink cabinets
- Break Room – approx. 630 SF north, south, east, and west drywall walls below the ceiling tiles to the floor including associated plastic wall panels
- Break Room – approx. 384 SF east and west firewall drywall walls above the ceiling tiles
- Break Room – the north and south firewall drywall walls above the ceiling tiles (approx. 176 SF) were observed to contain no or limited mold growth; clean or remove these walls as needed
- Room 3 – approx. 528 SF north, south, east, and west drywall walls below the ceiling tiles to the floor, and approx. 100 SF above the ceiling tiles to clean or remove as needed
- Storage Rooms west of Conference Room 4 – approx. 484 SF common north / south and east drywall walls below the ceiling tiles to the floor

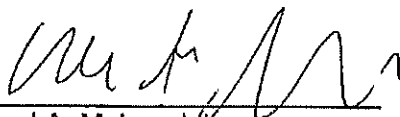

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#MAC1251
Exp. 1/9/2025

Inside Limited Containment Remediation Areas in Hallway Areas as shown / designated on the attached Remediation Diagrams:

- Thoroughly clean and sanitize upper (above ceiling tiles) vinyl-covered drywall walls with visible surface mold and discoloration as shown / designated on the Remediation Diagrams in Appendix 1 – approx. 436 SF
- Lower vinyl-covered drywall wall surfaces below ceiling tiles in these Hallway and Small Restroom Areas were observed to contain isolated / limited surface mold and discoloration and require cleaning as well.

Remove / clean all mold contaminated or water damaged building material surfaces a minimum of two (2) feet beyond visible mold or water damage. It may be necessary to remove or clean beyond the estimated quantity of materials stated above if additional contamination is identified during the remediation project. Remove any wood materials with wood rot or water damage in the remediation areas.

Throughout the full and limited containment remediation areas, damp wipe non-porous building material, components, and contents surfaces and HEPA vacuum all building material, components, and contents surfaces. The containment(s) will be under negative pressure **during** gross removal and cleaning activities. Conduct HEPA air scrubbing procedures **following** all gross removal and cleaning in containments.


Chad A. McLaughlin

#MAC1251

Exp. 1/9/2025

Appendix 2: Texas Licenses & Consumer Mold Information Sheet

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 Company
CHOICE CONSULTING, LLC
PO BOX 12333 COLLEGE STATION

KRISTEN PLANT BRENT PLANT

License Number: ACO1194

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

License Expires: September 20, 2025

Mike Arismendez, Jr.
Executive Director

STATE OF TEXAS

BRENT W PLANT

MOLD ASSESSMENT CONSULTANT



**LICENSE NUMBER MAC1454
EXPIRES 10/25/2025**

TEXAS DEPARTMENT OF LICENSING & REGULATION

Rick Figueroa
Chair

Thomas F. Butler
Vice Chair



Gerald R. Callas, M.D., F.A.S.A.
Helen Callier
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Lori High, R.N., N.P., Retired
Gary F. Wesson, D.D.S., M.S.

Mold Assessment Consultant
CHAD A MCLAUGHLIN

License Number: MAC1251

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

License Expires: January 09, 2025

Mike Arismendez, Jr.
Executive Director



CONSUMER MOLD INFORMATION SHEET



State rules require licensed mold assessors and remediators to give a copy of this Consumer Mold Information Sheet to each client and to the property owner, if not the same person, before starting any mold-related activity [16 TAC 78.70].

How does Texas regulate businesses that do testing for mold or that do mold cleanup?

The Department of Licensing and Regulation (TDLR) regulates such businesses in accordance with the Texas Occupations Code, Chapter 1958. Under the **Texas Mold Assessment and Remediation Rules (rules)** (16 Tex. Admin. Code, Chapter 78), all companies and individuals who perform mold-related activities in Texas must be licensed by TDLR unless exempt. (See Page 2 regarding owner exemptions.) Individuals must meet certain qualifications, have required training, and pass a state exam and criminal history background check in order to be issued a license. Applicants for a mold remediation worker registration must have training and pass a criminal history background in order to be registered by TDLR. Laboratories that analyze mold samples must also be licensed and meet certain qualifications. The rules set minimum work practices and procedures and also require licensees to follow a code of ethics. To prevent conflicts of interest, the rules also prohibit a licensee from conducting both mold assessment and mold remediation on the same project. While the rules regulate the activities of mold licensees when they are doing mold-related activities, the rules do not require any property owner or occupant to clean up mold or to have it cleaned up.

How can I know if someone is licensed?

A licensed individual is required to carry a current TDLR license certificate with the license number on it. A search tool and listings of currently licensed companies and individuals can be found at: <https://www.tdlr.texas.gov/LicenseSearch/>.

What is “mold assessment?”

Mold assessment is an inspection of a building by a **mold assessment consultant** or **technician** to evaluate whether mold growth is present and to what extent. Samples may be taken to determine the amount and types of mold that are present; however, sampling is not necessary in many cases. When

mold cleanup is necessary a licensed mold assessment consultant can provide you with a **mold remediation protocol**. A protocol must specify the estimated quantities and locations of materials to be remediated, methods to be used and clearance criteria that must be met.

What is meant by “clearance criteria?”

Clearance criteria refer to the level of “cleanliness” that must be achieved by the persons conducting the mold cleanup. It is important to understand and agree with the mold assessment consultant prior to starting the project as to what an acceptable clearance level will be, including what will be acceptable results for any air sampling or surface sampling for mold. There are no national or state standards for a “safe” level of mold. Mold spores are a natural part of the environment and are always present at some level in the air and on surfaces all around us.

What is “mold remediation?”

Mold remediation is the cleanup and removal of mold growth from surfaces and/or contents in a building. It also refers to actions taken to prevent mold from growing back. Licensed **mold remediation contractors** must follow a mold remediation protocol as described above and their own **mold remediation work plan** that provides specific instructions and/or standard operating procedures for how the project will be done.

Before a remediation project can be deemed successful, a mold assessment consultant must conduct a **post-remediation assessment**. This is an inspection to ensure that the work area is free from all visible mold and wood rot, the project was completed in compliance with the remediation protocol and remediation work plan, and that it meets all clearance criteria that were specified in the protocol. The assessment consultant must give you a **passed clearance report** documenting the results of this inspection. If the project fails clearance,

further remediation as prescribed by a consultant will be necessary.

What is a Certificate of Mold Damage Remediation?

No later than the 10th day after a mold remediation project stop date, the remediation contractor must sign and give you a **Certificate of Mold Damage Remediation**. The licensed mold assessment consultant who conducted the post-remediation assessment must also sign the certificate. The consultant must truthfully state on the certificate that the mold contamination identified for the project has been remediated and whether the underlying cause of the mold has been corrected. (That work may involve other types of professional services that are not regulated by the mold rules, such as plumbing or carpentry.) Receiving a certificate documenting that the underlying cause of the mold was remediated is an advantage for a homeowner. It prevents an insurer from making an underwriting decision on the residential property based on previous mold damage or previous claims for mold damage. If you sell your property, the law requires that you provide the buyer a copy of all certificates you have received for that property within the preceding five years.

How is a property owner protected if a mold assessor or remediator does a poor job or damages the property?

The rules require licensees to have commercial general liability insurance in the amount of at least \$1 million, or to be self-insured, to cover any damage to your property. Before hiring anyone, you should ask for proof of such insurance coverage. You may wish to inquire if the company carries additional insurance, such as professional liability/errors and omissions (for consultants) or pollution insurance (for contractors), that would provide additional recourse to you should the company fail to perform properly.

How is my confidentiality protected if I share personal information about myself with a company?

Under the code of ethics in the rules, to the extent required by law, licensees must keep confidential any personal information about a client (including medical conditions) obtained during the course of a mold-related activity. Further, you may be able to negotiate a contract to include language that other personal information be kept confidential unless disclosure "is required by law." However, licensees are required to identify dates and addresses of projects and other details that can become public information.

How do I file a complaint about a company?

Anyone who believes a company or individual has violated the rules can file a complaint with TDLR. For information on this process, call 1-800-803-9202, or complete the online complaint form at <https://www.tdlr.texas.gov/complaints/>.

Can property owners do mold assessment or remediation on their own property without being licensed?

Yes. A homeowner can take samples for mold or clean it up in the home without a license. An owner, or a managing agent or employee of an owner of a residential property is not required to be licensed, **unless** the property has 10 or more residential dwelling units. For non-residential properties, an owner or tenant, or a managing agent or employee of an owner or tenant, is not required to be licensed to do mold assessment or remediation on property owned or leased by the owner or tenant, **unless** the mold contamination affects a total surface area of 25 contiguous square feet or more. Please refer to 16 TAC §78.30 for further details on exceptions and exemptions to licensing requirements.

For more information about mold and the Texas Mold Assessment and Remediation Rules, contact:

Texas Department of Licensing and Regulation

Mold Assessors and Remediators

PO Box 12057, Austin, TX 78711

Phone: 512-463-6599 or 800-803-9202

www.tdlr.texas.gov



October 4, 2023

Austin County Building, Mold Remediation Project
Texas A&M AgriLife Extension Service & EMS Section
800 E. Wendt St., Bellville, Texas 77418

Attn: Mr. Bobby Rinn – Austin County Commissioner
1 East Main St., Bellville, Texas 77418
(979) 270-1393

RE: Limited Asbestos Bulk Sampling – Austin County Building
Mold Remediation Project
Texas A&M AgriLife Extension Service & EMS Section
800 E. Wendt St., Bellville, Texas 77418

Dear Mr. Rinn:

On September 28 and October 2, 2023, at your request, Choice Consulting, LLC, conducted limited asbestos bulk sampling at the above referenced property. The inspection and sampling were conducted by Chad A. McLaughlin, a state licensed asbestos individual management planner.

The purpose of the limited asbestos bulk sampling was to confirm or rebut the presence of accessible Asbestos-Containing Building Materials (ACBM) that may be disturbed prior to or during proposed interior mold damage remediation activities at the **Austin County Building, Texas A&M AgriLife Extension Service & EMS Section, 800 E. Wendt St., Bellville, Texas 77418.**

Friable asbestos-containing material refers to material, which contains one percent (1.0%) or more asbestos by weight and when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. **Non-friable** asbestos-containing material is any material containing one percent (1.0%) or more asbestos by weight and when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure.

The Federal National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 Code of Federal Regulations (CFR) Part 61, subpart M requires that prior to any renovation or demolition of a commercial or public building that it must be inspected for the presence of suspect ACBM.

The scope of work and services provided include:

- ◆ Field investigation and visual observations
- ◆ Define homogeneous area materials and sampling strategy
- ◆ Sampling of accessible suspect ACBM
- ◆ Collect information on the condition and friability of ACBM
- ◆ Analysis of accessible suspect ACBM

Suspect ACBM was physically handled to determine friability and bulk samples were obtained for analysis. The inspection involved collection of **eighteen (18)** suspect asbestos-containing building material samples and analyzing under Polarized Light Microscopy with Dispersion Staining (PLM/DS) EPA Method 600 /R-93/ 116. The bulk sample laboratory results, chain of custody forms, sample location drawing, photographs, and asbestos licenses are attached to this report.

RESULTS

None (0) of the materials sampled for this project were determined to contain asbestos by laboratory analysis. See the attached Laboratory Results and Chain of Custody Form, as well as the Limitations section below, for additional information.

REQUIREMENTS (for projects with asbestos-containing materials)

- Any disturbance or removal of asbestos-containing materials must be done by a State licensed asbestos abatement contractor in accordance with applicable Texas Department of State Health Services (DSHS) regulations.
- An asbestos project design (abatement specification) and air monitoring will also be required by a State licensed asbestos abatement consultant agency.
- A ten (10) working day notification is required to be submitted to the DSHS prior to disturbance of asbestos and renovation / demolition activities.

LIMITATIONS

This report only applies to the scope of work described herein. This report describes existing conditions at the time of services. Conditions of ACBM may change because of damage, deterioration or other disturbance and may increase the potential for elevated fiber levels.

Suspect asbestos-containing materials detected/uncovered during present or future renovations or demolitions that are not listed, as being sampled and analyzed on the attached Laboratory Results and Chain of Custody Form and will be disturbed, must be sampled and analyzed prior to disturbance. All additional samples and assessments are to be conducted by properly licensed individuals.

This report applies only to accessible areas observed during our field services. Asbestos-containing materials may exist in concealed inaccessible enclosures, such as areas enclosed by permanent partitions, walls, chases, shafts, equipment etc. Material locations and quantities are estimates only and may vary. **Sampling of limited accessible suspect interior building materials with mold damage or adjacent to moisture impacts (drywall walls, wall adhesives, lay-in ceiling tiles, and floor tile materials) observed and safely obtainable was included in our scope of work. Sampling of all suspect interior building materials, or of roofing or other exterior materials, was not conducted for this project.**

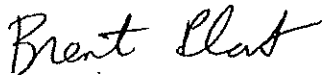
Although a good-faith effort was made to locate ACBM in the area within the scope of work, extensive destructive inspection and/or testing was not conducted due to the expense, potential exposure hazards and/or potential regulatory violations.

Wire insulation, electrical panels, fire rated doors and panels, furnishings, Heating Ventilation and Air Conditioning (HVAC) Systems, fixtures and similar materials and equipment were not sampled due to safety concerns and expense.

Inspection and testing for lead-based paint or certain other hazardous and/or regulated materials was not included in our scope of work. Design and/or abatement air monitoring services were not included in the scope of work. Choice Consulting, LLC makes no warranty and assumes no liability for the inappropriate use or misuse of this document.

Please let me know if you have any questions or if you need additional information.

CHOICE CONSULTING, LLC



Brent W. Plant

DSHS Individual Asbestos Consultant License No. 10-5636

DSHS Consultant Agency License No. 10-0480



Chad A. McLaughlin

DSHS Individual Asbestos Management Planner License No. 20-5557

Attachments (Laboratory results, chain of custody forms, sample location drawing, photographs, and asbestos licenses):

ASBESTOS BULK ANALYSIS REPORT

Date: October 4, 2023

Choice Consulting, LLC

Report: 6723-4179
800 E Wendt Street, Bellville, TX 77418

This document shall be considered a duly signed original report of the results obtained from the analysis(es) performed. All analyses are done within government guidelines and regulations.



Gary R. Simmons
Laboratory Manager

Lab Comments on Project: N/A

Apex Precision Analytical Services, Inc.

An Independent Laboratory Providing Reliable Analysis with Professionalism and Honesty



PLM (Bulk) - Asbestos Analysis Report - Visual ID

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

Choice Consulting, LLC
P.O. Box 12333
College Station, TX 77842
979-492-5104
Contact: Brent Plant

Report Number: 6723-4179
Report Date: October 4, 2023
Samples Collected: September 28, 2023
Date Received: September 29, 2023
Turn-around time: 72 Hour

Job ID / Site: 800 E Wendt Street, Bellville, TX 77418

Client Sample Number	Lab Sample Number (by layer)	Color / Description / Fibrous / NonFibrous / Homogeneity	Asbestos Content Type & %	Non-Asbestos Fibrous Type & %	Matrix
01	6723-4179-01	Tan / Adhesive / NonFibrous / Homogeneous	None Detected	None Detected	Binder
02	6723-4179-02	Tan / Adhesive / NonFibrous / Homogeneous	None Detected	None Detected	Binder
03	6723-4179-03	Tan / Adhesive / NonFibrous / Homogeneous	None Detected	None Detected	Binder
04	6723-4179-04	White,Brown / Wall Covering,Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
05	6723-4179-05	White,Brown / Wall Covering,Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
06	6723-4179-06	White,Brown / Wall Covering,Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
07	6723-4179-07	Tan / Adhesive / NonFibrous / Homogeneous	None Detected	None Detected	Binder
08	6723-4179-08	Tan / Adhesive / NonFibrous / Homogeneous	None Detected	None Detected	Binder
09	6723-4179-09	Tan / Adhesive / NonFibrous / Homogeneous	None Detected	None Detected	Binder
10	6723-4179-10	White,Grey / 2x4 Ceiling Tile / Fibrous / Homogeneous	None Detected	Cellulose 45% Fibrous Glass 5%	Binder

Analytical results and reports are generated by Apex Precision Analytical Services at the request of and for the exclusive use of the person or entity (client) named on such report. Result, reports or copies of same will not be released by Apex Precision Analytical Services to any third party without the written request from client. These results only represent the materials submitted. Supporting laboratory documentation is available upon request. This report cannot be used to represent conditions at any other location, date or time and does not imply that this space is free from these or any other contaminants. No responsibility or liability is assumed for the manner in which these results are used or interpreted. This must not be used to claim product endorsement by NVLAP or any government agency of the United States. Apex Precision Analytical Services reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

NVLAP Lab Code: 200633-0 PLM

TDSHS Asbestos License#: 30-0312 PLM/PCM

Page 2 of 3

PLM (Bulk) - Asbestos Analysis Report - Visual ID

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

Choice Consulting, LLC
P.O. Box 12333
College Station, TX 77842
979-492-5104
Contact: Brent Plant

Report Number: 6723-4179
Report Date: October 4, 2023
Samples Collected: September 28, 2023
Date Received: September 29, 2023
Turn-around time: 72 Hour

Job ID / Site: 800 E Wendt Street, Bellville, TX 77418

Client Sample Number	Lab Sample Number (by layer)	Color / Description / Fibrous / NonFibrous / Homogeneity	Asbestos Content Type & %	Non-Asbestos Fibrous Type & %	Matrix
11	6723-4179-11	White,Grey / 2x4 Ceiling Tile / Fibrous / Homogeneous	None Detected	Cellulose 45% Fibrous Glass 5%	Binder
12	6723-4179-12	White,Grey / 2x4 Ceiling Tile / Fibrous / Homogeneous	None Detected	Cellulose 45% Fibrous Glass 5%	Binder

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NVLAP Lab Code: 200633-0 PLM

TDSHS Asbestos License#: 30-0312 PLM/PCM

Page 3 of 3

Apex Precision Analytical Services, Inc.

An Independent Laboratory Providing Reliable Analysis with Professionalism and Honesty



Chain of Custody

P. 1 of 1

APASI#:

for office use only

6723-4179

Date Collected: 9-28-2023	Date Sent: 9-28-2023
Contact: Brent Plant	Special Instructions:
Company: Choice Consulting, LLC	No locations, positive stop per HA
Address: P.O. Box 12333	P.O. #:
College Station, TX 77842	E-Mail: brent@ccpes.net
Phone: 979-492-5104	Fax:
Turn Around Time: (Circle One) Urgent/ASAP 24 Hours 48 Hours 72 Hours 5 Days	
* contact Brent Plant for TAT	
Client Job Number/Name: 800 E. Wendt St., Bellville, TX 77418	
<u>Mycology(Mold) Spore Trap-Air Samples</u> Fungal/Mold spore count by Air-O-Cell, Cyclex (d), BioCell, or other spore trap cassette/device	<u>Mycology(Mold) Bulk ID Samples</u> Fungal/Mold Identification - bulk sample, tape lift, swab
<u>Phase Contrast Microscopy(PCM)-Air Samples</u> Fiber Concentration by NIOSH Method 7400 Issue 2	<u>Polarized Light Microscopy(PLM)-Bulk Samples</u> X Asbestos Identification (Visual Estimation) by EPA 600/R-93/116 Method (12) Asbestos Identification (Point Count) by EPA 600/M4-82-020 Method Asbestos Identification (Soil/Prep) by Gravimetric Reduction
<u>Industrial Hygiene-Air & Bulk Samples</u> (RCF) Refractory Ceramic Fiber (Bulk) Identification (Visual Estimation) by Polarized Light Microscopy Total Nuisance Dust (Air) by NIOSH Method 0500 Total Respirable Dust (Air) by NIOSH Method 0600	

Sample #:	Location/Description:	Volume
01-03	Tan adhesive for plastic wall panels	HA1
04-06	Vinyl-covered drywall wall panels	HA2
07-09	Tan adhesive for vinyl cove base	HA3
10-12	2' x 4' Lay-in ceiling tiles	HA4

Relinquished by:

[Signature]

Received by:

[Signature]

Date:

9-28-2023

Time:

15:45pm

Date:

9/29/23

Time:

1030

ASBESTOS BULK ANALYSIS REPORT

Date: October 4, 2023

Choice Consulting, LLC

Report: 6723-4215
800 E. Wendt St, Bellville, TX 77418

This document shall be considered a duly signed original report of the results obtained from the analysis(es) performed. All analyses are done within government guidelines and regulations.



Gary R. Simmons
Laboratory Manager

Lab Comments on Project: N/A

Apex Precision Analytical Services, Inc.

An Independent Laboratory Providing Reliable Analysis with Professionalism and Honesty



PLM (Bulk) - Asbestos Analysis Report - Visual ID

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

Choice Consulting, LLC
P.O. Box 12333
College Station, TX 77842
979-492-5104
Contact: Brent Plant

Report Number: 6723-4215
Report Date: October 4, 2023
Samples Collected: October 2, 2023
Date Received: October 3, 2023
Turn-around time: 24 Hour

Job ID / Site: 800 E. Wendt St, Bellville, TX 77418

Client Sample Number	Lab Sample Number (by layer)	Color / Description / Fibrous / NonFibrous / Homogeneity	Asbestos Content Type & %	Non-Asbestos Fibrous Type & %	Matrix
13	6723-4215-01	Brown, White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
14	6723-4215-02	Brown, White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
15	6723-4215-03	Brown, White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
16	6723-4215-04A	White / 12x12 Floor Tile / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6723-4215-04B	Yellow / Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder
17	6723-4215-05A	White / 12x12 Floor Tile / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6723-4215-05B	Yellow / Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder
18	6723-4215-06A	White / 12x12 Floor Tile / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6723-4215-06B	Yellow / Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder

Analytical results and reports are generated by Apex Precision Analytical Services at the request of and for the exclusive use of the person or entity (client) named on such report. Result, reports or copies of same will not be released by Apex Precision Analytical Services to any third party without the written request from client. These results only represent the materials submitted. Supporting laboratory documentation is available upon request. This report cannot be used to represent conditions at any other location, date or time and does not imply that this space is free from these or any other contaminants. No responsibility or liability is assumed for the manner in which these results are used or interpreted. This must not be used to claim product endorsement by NVLAP or any government agency of the United States. Apex Precision Analytical Services reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

NVLAP Lab Code: 200633-0 PLM

TDSHS Asbestos License#: 30-0312 PLM/PCM

Page 2 of 2

Apex Precision Analytical Services, Inc.

An Independent Laboratory Providing Reliable Analysis with Professionalism and Honesty



Chain of Custody

P. 1 of 1

APASI#:

for office use only

6723-4215

Date Collected: 10-2-2023	Date Sent: 10-2-2023
Contact: Brent Plant	Special Instructions:
Company: Choice Consulting, LLC	No locations, positive stop per HA
Address: P.O. Box 12333	P.O. #:
College Station, TX 77842	E-Mail: brent@ccpes.net
Phone: 979-492-5104	Fax:
Turn Around Time: (Circle One) Urgent/ASAP 24 Hours 48Hours 72 Hours 5 Days	
Client Job Number/Name: 800 E. Wendt St., Bellville, TX 77418	
<u>Mycology(Mold) Spore Trap-Air Samples</u> Fungal/Mold spore count by Air-O-Cell, Cyclex (d), BioCell, or other spore trap cassette/device	<u>Mycology(Mold) Bulk ID Samples</u> Fungal/Mold Identification - bulk sample, tape lift, swab
<u>Phase Contrast Microscopy(PCM)-Air Samples</u> Fiber Concentration by NIOSH Method 7400 Issue 2	<u>Polarized Light Microscopy(PLM)-Bulk Samples</u> Asbestos Identification (Visual Estimation) by EPA 600/R-93/116 Method (6) Asbestos Identification (Point Count) by EPA 600/M4-82-020 Method Asbestos Identification (Soil/Prep) by Gravimetric Reduction
<u>Industrial Hygiene-Air & Bulk Samples</u> (RCF) Refractory Ceramic Fiber (Bulk) Identification (Visual Estimation) by Polarized Light Microscopy Total Nuisance Dust (Air) by NIOSH Method 0500 Total Respirable Dust (Air) by NIOSH Method 0600	

Sample #:	Location/Description:	Volume
13-15	Upper Firewall Drywall walls (un finished) (Above ceiling tiles)	HA-5
16-18	White 12" x 12" Floor tile & Yellow adhesive (small Restroom)	HA-6

Relinquished by:

[Signature]

Received by:

[Signature]

Date: 10-2-2023

Time: 13:00 PM

Date: 10/3/2023

Time: 10:25

4/10/2023

12

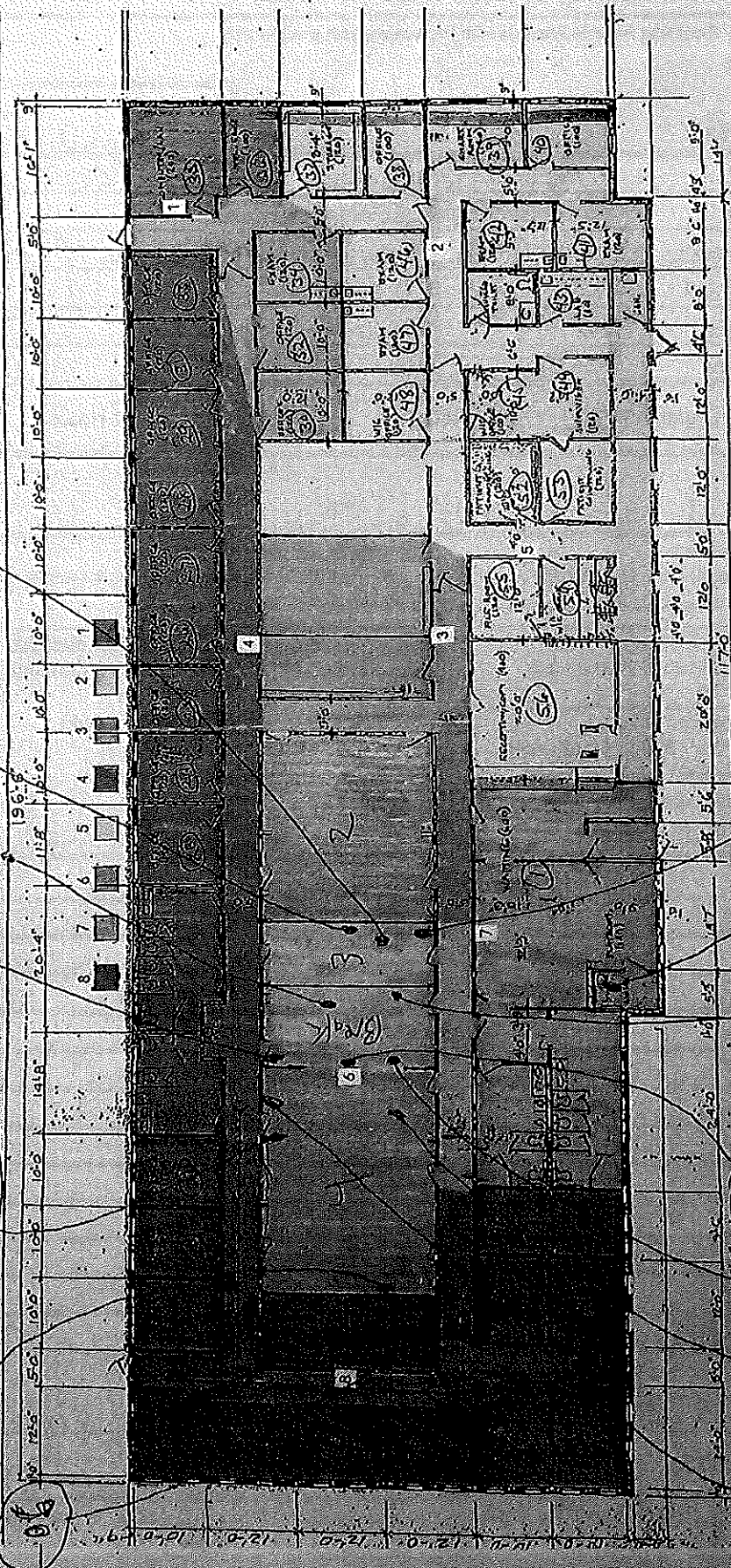
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FLOOR PLAN

Vendé Street --- Parking

81-171-18

十一





1. Austin County Building (Texas A&M AgriLife Extension Service & EMS Section) – 800 E. Wendt St., Bellville, Texas 77418



2. Asbestos Homogeneous Area 1
– Tan adhesive for plastic wall panels; Samples 01 through 03



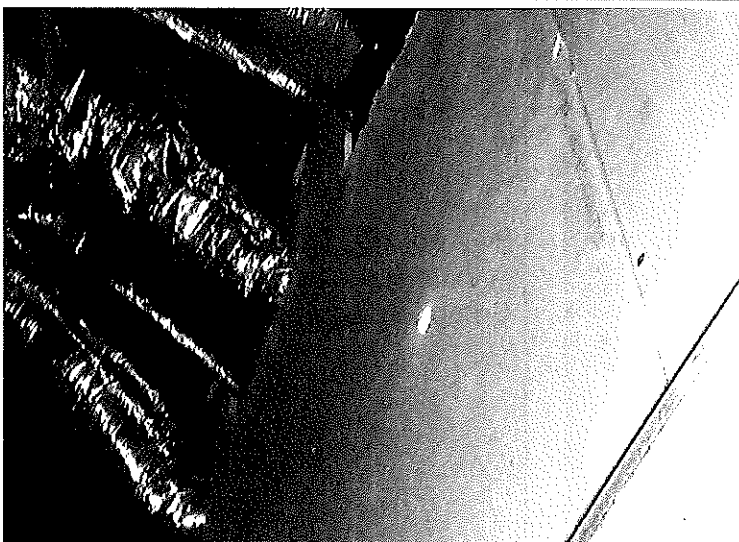
3. Asbestos Homogeneous Area 2
– Vinyl-covered drywall wall panels; Samples 04 through 06



4. Asbestos Homogeneous Area 3
– Tan adhesive for vinyl cove base;
Samples 07 through 09



5. Asbestos Homogeneous Area 4
– 2' x 4' lay-in ceiling tiles; Samples
10 through 12



6. Asbestos Homogeneous Area 5
– Unfinished upper firewall drywall
wall panels (above ceiling tiles);
Samples 13 through 15



7. Asbestos Homogeneous Area 6
– White 12" x 12" floor tile with
yellow adhesive; Samples 16
through 18



**Texas Department of
State Health Services**

Asbestos Individual Management Planner

CHAD A MCLAUGHLIN

License No. 205557

Control No. 96588

Expiration Date: 27-Jun-2025





**Texas Department of
State Health Services**

Asbestos Individual Consultant

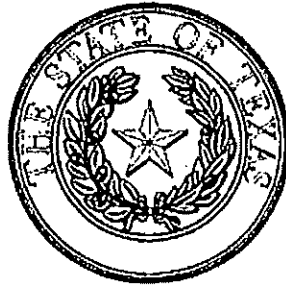
BRENT W PLANT

License No. 105636

Control No. 98105

Expiration Date: 24-Aug-2024





Texas Department of State Health Services

CHOICE CONSULTING LLC

is certified to perform as an

Asbestos Consultant Agency

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.



License Number: 100480

Control Number: 97513



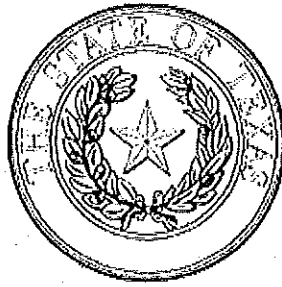
Expiration Date: 10/26/2024

Jennifer Shuford, MD, MPH
Jennifer Shuford, MD, MPH
Commissioner of Health

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK



Texas Department of State Health Services

APEX PRECISION ANALYTICAL SERVICES INC DBA
APASI LAB

is certified to perform as an

Asbestos Laboratory

PCM, PLM

*in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas
Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas
Asbestos Health Protection, as long as this license is not suspended or revoked.*



License Number: 300312

Expiration Date: 04/29/2024

Control Number: 96621

*John Hellerstedt, M.D.
Commissioner of Health*

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

