



Report Contents

Post Mold Remediation Clearance Report

Attachments

Independent Lab Results

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Post Mold Remediation Clearance Report



Project Address: 210 Commercial Drive, Taylor, Texas 76574

Prepared for: Translodging Corporation

Date of Initial Assessment: February 19, 2020

Remediation Protocol Date: February 27, 2020

Remediation Protocol Amendment Date: March 24, 2020

Date of Final Assessment: April 27, 2020

Remediation Contractor: Blackhill Restoration

Date of Final Clearance Report: May 1, 2020

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Section 1.0 Project Information

Site Description

Construction Type – Slab on Grade, stucco exterior, composition roof and wood framed walls with drywall finish

Building Type – Hotel

Project History

Limited Initial Assessment

A Limited Mold Assessment was performed at the property located at the address and on the date stated above. The scope of the investigation included a visual assessment, moisture meter measurements, and relative humidity readings. Based on the findings of the visual assessment and/or laboratory analysis of samples collected, a Mold Remediation Protocol was prepared by MISTX at the request of the client.

Identified sources/causes of excess moisture or water intrusion:

1. Excess moisture and/or condensation due to HVAC issues and/or ventilation issues.
2. Plumbing leak(s), over-splash during showering/bathing
3. Shower pan leak(s)
4. Window leak(s) and/or condensation
5. Possible roof leaks(s)

Scope

The following areas/rooms were included in the Scope of the Protocol:

1. Rooms 1-13

Section 2.0 Visual, Procedural, and Analytical Assessment

The following describes visual observations in the remediation areas after remediation was completed by the remediation contractor and the conclusions of the laboratory analysis of the Clearance Samples collected. Photo documentation of the post inspections can be found in Section 4.0 Photo Documentation below.

<u>Containments</u>	<u>Service</u>	<u>Conclusion</u>
1. Rooms 1 - 13	Visual inspection of the constructed containments.	PASSED. On the date of the final inspection of each contained area, inspected containment appeared in good condition.
	Visual inspection of the remediated areas to ensure that all visible mold growth had been removed, that there were no wet building materials, and that the areas were clean and debris free.	PASSED. On the date of the final inspection, inspected areas and materials passed our visual inspection.
	Collection of ambient air samples from each containment.	PASSED. The laboratory results did not show, relative to the outside air, the presence of indoor mold growth in the contained areas at the time of final sampling.
	Collection of one or more surface samples from areas/materials previously found to contain mold growth.	PASSED. The laboratory results for the surface samples collected did not indicate the presence of mold growth; with contingencies. NOTICE: The laboratory results of one sample collected in Room 3 indicated the presence of mold; however, the air sample results were passing. Therefore, I required that the remediation contractor re-clean the area(s) and apply an anti-microbial encapsulant to the building materials.

Note: For additional detailed information on the sample results, please see the laboratory reports attached to the end of this report.

Section 3.0 Clearance Summary

Based on the findings of the visual assessments, our understanding of the history of the structure, data obtained and statements from the client or client's representative and/or the remediation contractor, and concurrent laboratory analysis of samples collected, this project is considered clear and successful and the affected areas mold-damage free.

As required by the State of Texas, a Post Remediation Assessment and Clearance Sampling was conducted to verify that Mold Remediation was completed correctly and per the Mold Remediation Protocol provided for this job by MISTX.

DISCLAIMERS:

Per the Texas Mold Assessment and Remediation Rules (*Rules*), clearance requires that the Mold Assessment Consultant be reasonably certain "that the underlying cause or causes of the mold that were identified for this project in the Remediation Protocol have been remediated." At the time of the final visual inspection, there was no evidence of active leaks or water intrusion or moisture issues; however, MISTX is not responsible for future problems related to incorrect repairs or undiscovered or new water intrusion or moisture issues or plumbing leaks.

This Post Remediation Mold Assessment and Clearance Report is provided strictly for the specific areas included in the scope of the Inspection and Protocol and is not intended to include any other areas of the structure not included in the scope of the remediated areas.

Section 4.0 Photo Documentation

Job Site Photos of Inspection: 4/27/2020



Outside - cover



Outside - relative humidity



Outside - pump calibration



Outside - air sample



1 - cover



1 - relative humidity



1 - air sample



1 - overview



1 - inspection



1 - moisture reading



2 - cover



2 - relative humidity



2 - air sample



2 - overview



2 - inspection



2 - moisture reading



3 - cover



3 - relative humidity



3 - inspection



3 - moisture reading

Job Site Photos of Inspection: 4/17/2020



Outside - cover



Outside - relative humidity



Outside - air sample



1 - cover



1 - air sample



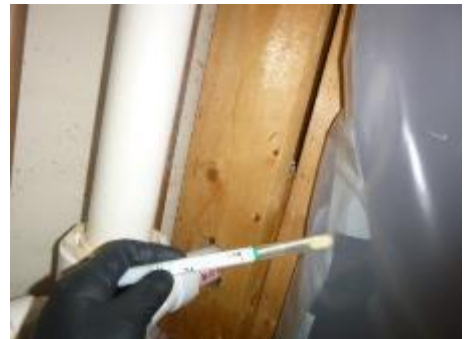
1 - overview



1 - relative humidity



1 - mold like growth



1 - surface sample



1 - moisture reading



1 - mold like growth



2 - cover



2 - air sample



2 - overview



2 - relative humidity



2 - inspection



2 - moisture reading



2 - mold like growth



2 - surface sample



3 - cover



3 - air sample



3 - overview



3 - relative humidity



3 - moisture reading



3 - inspection



3 - surface sample



4 - cover



4 - air sample



4 - overview



4 - mold like growth



4 - moisture reading



4 - surface sample



5 - cover



5 - air sample



5 - overview



5 - relative humidity



5 - moisture reading



5 - inspection



5 - surface sample



6 - cover



6 - air sample



6 - overview



6 - relative humidity



6 - inspection



6 - moisture reading



6 - surface sample



7 - cover



7 - air sample



7 - overview



7 - relative humidity



7 - inspection



7 - surface sample



7 - moisture reading



8 - cover



8 - air sample



8 - overview



8 - relative humidity



8 - inspection



8 - moisture reading



8 - surface sample



9 - cover



9 - air sample



9 - overview



9 - relative humidity



9 - moisture reading



9 - inspection



9 - surface sample



10 - cover



10 - air sample



10 - overview



10 - relative humidity



10 - inspection



10 - moisture reading



10 - surface sample



11 - cover



11 - air sample



11 - overview



11 - inspection



11 - moisture reading



11 - mold like growth



11 - surface sample



12 - cover



12 - air sample



12 - overview



12 - relative humidity



12 - inspection



12 - mold like growth



12 - surface sample



13 - cover



13 - air sample



13 - overview



13 - inspection



13 - moisture reading



13 - mold like growth and surface sample



13 - water damage (dry)

Section 5.0 Methodology

General Methodology

Mold Inspection Sciences Texas, Inc. (MISTX) performed a Post Remediation Assessment and Clearance Sampling on the remediation job performed by the licensed Mold Remediation Contractor/Company as indicated above at the subject property in compliance with Texas Mold Assessment and Remediation Rules (Rules) (16 Tex. Admin. Code, Chapter 78).

As required by the Rules, “the assessment consultant shall perform a visual, procedural, and analytical evaluation in each remediated area in order to determine whether the mold contamination identified for the project has been remediated as outlined in the remediation protocol.” A Post Remediation Mold Assessment and Clearance Sampling normally includes the following:

- Visual inspection of the identified contaminated area(s) and/or constructed containment(s);
- Visual inspection of the areas of remediation to ensure that all visible mold growth has been removed, there is no wood rot, there are no wet building materials, and that the area(s) are clean and debris free; and,
- Collection of microbial air samples from each containment area including indoor and outdoor control samples and/or surface samples of previously identified contaminated areas.

Laboratory Services

Microbial samples collected by MISTX are submitted under chain of custody to a Texas licensed laboratory. Fungal analysis Laboratories in Texas must be licensed by the Texas Department of Licensing and Regulation. The laboratory’s report is included as an attachment to this report.

Sampling Methodologies

Air Samples – Air sampling for total fungi is designed to count and identify the presence of total fungal material (i.e. culturable and non-culturable spores) in a measured volume of air. The air samples are collected via the spore trap method with the use of a Zefon Air-O-Cell. Airflow through the cassette is produced by an electrically powered air-sampling device set and calibrated to a flow rate of 15 liters per minute. The sample cassettes are then sealed and submitted to the laboratory via a chain of custody for analysis.

Surface Swab Samples – Surface swab samples are collected using sterile swabs enclosed in sterile tubes which contain a transport media solution. These samples are collected by moistening the swab with the provided solution and then swabbing the suspect area. The swabs are then inserted into the sterile tubes, sealed, and submitted to the laboratory via a chain of custody for analysis.

Surface Tape Samples– Surface tape samples collected using a forensic tape lift kit. These samples are collected by pressing the tape media slide to the surface of a building material. The Bio-Tape slide is then sealed in its included case and submitted to the laboratory via a chain of custody for analysis.