



AusTex Environmental Solutions, LLC
(512) 993-6653

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Post Remediation Inspection Report

Prepared for: Deborah Utely

Project: 1111 W. 12th Street #104

Austin, TX 78703

Post Remediation Assessment Date(s): July 12, 26, 2024

Report Date: August 1, 2024

Prepared by: AusTex Environmental Solutions, LLC

Craig Campbell TDLR License MAC# 1426 Exp. 6/5/2025

Craig Campbell



Background:

AusTex Environmental Solutions, LLC performed visual, procedural, and analytical inspections to determine if mold remediation efforts were successful. Craig Campbell TDLR MAC #1426 performed the final inspection on July 26, 2024.

Visual Assessment: 7/12/24

A visual inspection was performed in the areas set out in the Mold Remediation Protocol. This assessment is limited to these areas.

- 1) Walk in containment(s) were in place.
- 2) Remediation area(s) were clean and free of debris.
- 3) No suspected fungal growth was observed on building materials.
- 4) Moisture content readings of building materials were below 16% WME.
- 5) Relative humidity levels were below 60% inside of the containment area(s).
- 6) The original source(s) of the moisture causing the fungal growth had been repaired at the time of this Post Remediation Clearance Inspection.

Analytical Results: 7/12/24

A total of 3 spore trap (air) samples were collected on July 12, 2024, by Craig Campbell MAC #1426, transported to Mycotech Biological, Inc. under chain of custody procedures, and analyzed by Mycotech Biological, Inc. One of the spore trap samples was collected outdoors to establish baseline mold concentrations for comparison to the sample(s) taken inside the remediation area(s). Findings are summarized below and copies of the complete laboratory reports are attached.

Spore Trap (Air) Sample(s):

Total Particles/m³:

- | | |
|----------------------------------|------------------------------|
| 1) Outdoors - Front | 598 particles/m ³ |
| 2) Kitchen – Outside Containment | 78 particles/m ³ |
| 3) Kitchen – Inside Containment | 923 particles/m ³ |

Typical indoor mold spore counts for “clean” HVAC supplied buildings should be less than 1,000 total spores/ m³ and less than 700 spores/ m³ Aspergillus, Penicillium, and Cladosporium. In addition, indoor mold spore types should be similar to outdoor mold spore types taken at the same time and indoor mold counts should be significantly lower than outdoor mold counts taken at the same time. (AIHA Publication entitled *A Regional Comparison of Mold Spore Concentrations Outdoors and Inside “Clean” and “Mold Contaminated southern California Buildings”*, 2005 JOEH)

Spore Trap (Air) Sample Conclusion 7/12/24:

The air sample(s) taken in the remediation area(s):

Shows fewer than 1,000 total spores/m³.

Shows more than 700 spores of Aspergillus, Penicillium, and Cladosporium.

Shows no more than 1 indoor water damage “marker” spore.

Is higher in total spore count when compared to the outdoor sample taken at the same time.

Is NOT consistent with a normal indoor fungal ecology.

Conclusion 7/12/24:

This project does NOT meet the clearance criteria set out in the original Mold Remediation Protocol.

The additional efforts must be completed before this project can be considered complete:

- 1) Reclean the kitchen and the ceiling cavity above the kitchen. Place a critical barrier separating the kitchen from the kitchen ceiling cavity.**
- 2) Schedule retesting of the remediation area(s).**

Mold spores are ubiquitous; they are found both indoors and outdoors. Mold spores cannot be eliminated from indoor environments. Some mold spores will be found floating through the air and in settled dust; however, they will not grow if moisture is not present. (*United States Environmental Protection Agency*)

Visual Assessment: 7/26/24

A visual inspection was performed in the areas set out in the Mold Remediation Protocol. This assessment is limited to these areas.

- 1) Walk in containment(s) were in place.
- 2) Remediation area(s) were clean and free of debris.
- 3) No suspected fungal growth was observed on building materials.
- 4) Moisture content readings of building materials were below 16% WME.
- 5) Relative humidity levels were **ABOVE** 60% inside of the containment area(s). This will be resolved when the critical barrier(s) are removed and the area is conditioned by the HVAC system.
- 6) The original source(s) of the moisture causing the fungal growth had been repaired at the time of this Post Remediation Clearance.

Analytical Results: 7/26/24

A total of 4 spore trap (air) samples were collected on July 26, 2024, by Craig Campbell MAC #1426, transported to Mycotech Biological, Inc. under chain of custody procedures, and analyzed by Mycotech Biological, Inc. One of the spore trap samples was collected outdoors to establish baseline mold concentrations for comparison to the sample(s) taken inside the remediation area(s). Findings are summarized below and copies of the complete laboratory reports are attached.

Spore Trap (Air) Sample(s):

Total Particles/m³:

1) Outdoors - Front	10,146 particles/m ³
2) Living Room – Outside Containment	195 particles/m ³
3) Kitchen – Inside Containment	65 particles/m ³
4) Kitchen Ceiling Cavity	455 particles/m ³

Typical indoor mold spore counts for “clean” HVAC supplied buildings should be less than 1,000 total spores/ m³ and less than 700 spores/ m³ Aspergillus, Penicillium, and Cladosporium. In addition, indoor mold spore types should be similar to outdoor mold spore types taken at the same time and indoor mold counts should be significantly lower than outdoor mold counts taken at the same time. (AIHA Publication entitled A Regional Comparison of Mold Spore Concentrations Outdoors and Inside “Clean” and “Mold Contaminated southern California Buildings”, 2005 JOEH)

Spore Trap (Air) Sample Conclusion 7/26/24:

The air sample(s) taken in the remediation area(s):

Shows fewer than 1,000 total spores/m³.

Shows fewer than 700 spores of Aspergillus, Penicillium, and Cladosporium.

Shows no more than 1 indoor water damage “marker” spore.

Is lower in total spore count when compared to the outdoor sample taken at the same time.

Is consistent with a normal indoor fungal ecology.

Conclusion 7/26/24:

This project meets the clearance criteria set out in the original Mold Remediation Protocol. No further remediation efforts are required for this project. Critical barriers should be removed and/or the remediation area(s) should be conditioned by the HVAC system.

Mold spores are ubiquitous; they are found both indoors and outdoors. Mold spores cannot be eliminated from indoor environments. Some mold spores will be found floating through the air and in settled dust; however, they will not grow if moisture is not present. (*United States Environmental Protection Agency*)

Craig Campbell _____

Craig Campbell

TDLR MAC #1426 Exp. 6/5/2025

Attachment 1 – Link(s) to Project Photos

Attachment 2 – Mycotech Biological, Inc. Laboratory Report(s)

Attachment 3 – Consumer Mold Information Sheet

Attachment 4 – TDLR Complaint Form

Link(s) to Project Photos:

[1111 W. 12th Street #104 Photos 7/12/24](#)

[1111 W. 12th Street #104 Photos 7/26/24](#)

CLIENT DETAILS AusTex Environmental Solutions, LLC 2909 Sixpence Lane Pflugerville, TX 78660	ANALYSIS TYPE Allergenco D	REPORT NUMBER 24-1291
	MEDIA Hex-Sil	RECEIVED DATE 7/15/2024
		REPORT DATE 7/16/2024

SAMPLE NUMBER / DESCRIPTION				SAMPLE NUMBER / DESCRIPTION				SAMPLE NUMBER / DESCRIPTION			
(01) 0465 Outdoors - Front				(02) 2601 Kitchen - Outside Containment				(03) 0470 Kitchen - Inside Containment			
SAMPLE TYPE	Clearance			SAMPLE TYPE	Clearance			SAMPLE TYPE	Clearance		
SAMPLE DATE	7/12/2024			SAMPLE DATE	7/12/2024			SAMPLE DATE	7/12/2024		
MATRIX	Air			MATRIX	Air			MATRIX	Air		
DATE ANALYZED	7/16/2024			DATE ANALYZED	7/16/2024			DATE ANALYZED	7/16/2024		
% ANALYZED	100% of Trace at 400X Magnification			% ANALYZED	100% of Trace at 400X Magnification			% ANALYZED	100% of Trace at 400X Magnification		
REPORTING LIMIT	13 Particles / M ³			REPORTING LIMIT	13 Particles / M ³			REPORTING LIMIT	13 Particles / M ³		
OBSERVED	RAW COUNT	RESULTS	COMMENTS	OBSERVED	RAW COUNT	RESULTS	COMMENTS	OBSERVED	RAW COUNT	RESULTS	COMMENTS
Cladosporium spp.	31	403		Cladosporium spp.	2	26		Asper./Pen. - like	59	767	105
Alternaria spp.	1	13		Ascospores - like	2	26	105	Cladosporium spp.	11	143	
Ascospores - like	3	39	105	Basidiospores - like	1	13	105	Basidiospores - like	1	13	105
Basidiospores - like	2	26	105	Hyphae	1	13	7				
Drechslera - like	1	13	105								
Nigrospora spp.	4	52									
Cercospora spp.	3	39									
Fusarium spp.	1	13									
598 Particles / M ³				78 Particles / M ³				923 Particles / M ³			



Project: 104-07122024

Report Number 24-1291

Client: AusTex Environmental Solutions, LLC

General Comment Reference Page

ONLY COMMENT NUMBERS INDICATED ON REPORT ARE RELEVANT.

Mycotech Biological is not responsible for any errors resulting from improper or incorrect sampling procedures, atmospheric conditions at the time of sampling or during shipment, or from shipping conditions or methods. Results relate only to samples analyzed.

7. The hyphae observed represented desiccated/unorganized hyphal fragments that are not representative of established fungal growth. The presence of this is commonly identified in typical dust and debris collections. Organized hyphae are the tubular filamentous parts of a fungus that represents the structural entity of the majority of the fungi.

105. Due to the absence of supporting data, a definitive Genus could not be assigned.

Chris Wardlaw, B.S.
Laboratory Manager
Mycotech Biological, Inc.

Mycotech Biological, Inc.

650 Rocky Creek Road, Dripping Springs, Texas 78620 Tele: 800-272-3716, 512-264-9076 Fax: 512-264-0218
Field Data Sheet and Chain of Custody Sheet (PLEASE PRINT CLEARLY)

Company Name: AusTex Environmental Solutions, LLC

Address: 2909 Sixpence Lane
Pflugerville, TX 78660

Contact Name: Craig Campbell
Phone: 512-993-6653 Fax: _____
Sample Type: Pre Post Retest Clearance

Project Name: 104-07122024

PLEASE COMPLETE THIS CHAIN OF CUSTODY AND INCLUDE WITH SAMPLES

24-1291

Sample #	Sample Description or Location	Date	Method	Sample Time	Flow Rate	Sample Volume	Analytical Request	Comments (Media)
0465	Outdoors - Front	7/12	Air	5	15	75		
2601	Kitchen - Outside Containment	7/12	Air	5	15	75		
0470	Kitchen Inside Containment.	7/12	Air	5	15	75		

METHOD OF PAYMENT: Visa/MC/American Express Card# _____ Exp. Date: _____

Authorized Signature: _____ PO# (if applicable): _____

Released by: Craig Campbell Date: 7/12/24 Received by: Phyllis Wardlaw Date: 7-15-24
Mycotech Biological, Inc. is not responsible for damaged samples received and/or samples with an incomplete chain of custody form.

Standard turn-around is 7-10 business days, and **does not** include weekends and/or holidays.
ALL SAMPLES RECEIVED AFTER 3:00 PM WILL BE PROCESSED AND MARKED AS RECEIVED THE NEXT BUSINESS DAY.

Questions or complaints should be directed to: Indoor Air Quality Program, Toxic Substances Control Division,
Texas Department of Health, 1100 West 49th Street, Austin, Texas 78756 512-834-4509 or 800-293-0752

CLIENT DETAILS AusTex Environmental Solutions, LLC 975 Acorn Road Lockhart , TX 78644	ANALYSIS TYPE	REPORT NUMBER
	Allergenco D	24-1446
	MEDIA	RECEIVED DATE
	Hex-Sil	7/30/2024
		REPORT DATE
		7/31/2024

SAMPLE NUMBER / DESCRIPTION				SAMPLE NUMBER / DESCRIPTION				SAMPLE NUMBER / DESCRIPTION			
(01) 1592 Outside				(02) 1418 Outside Contain. Liv. Rm.				(03) 1605 Kitchen			
SAMPLE TYPE	Retest			SAMPLE TYPE	Retest			SAMPLE TYPE	Retest		
SAMPLE DATE	7/26/2024			SAMPLE DATE	7/26/2024			SAMPLE DATE	7/26/2024		
MATRIX	Air			MATRIX	Air			MATRIX	Air		
DATE ANALYZED	7/31/2024			DATE ANALYZED	7/31/2024			DATE ANALYZED	7/31/2024		
% ANALYZED	33% of Trace at 400X Magnification			% ANALYZED	100% of Trace at 400X Magnification			% ANALYZED	100% of Trace at 400X Magnification		
REPORTING LIMIT	38 Particles / M ³			REPORTING LIMIT	13 Particles / M ³			REPORTING LIMIT	13 Particles / M ³		
OBSERVED	RAW COUNT	RESULTS	COMMENTS	OBSERVED	RAW COUNT	RESULTS	COMMENTS	OBSERVED	RAW COUNT	RESULTS	COMMENTS
Asper./Pen. - like	12	456	105	Asper./Pen. - like	7	91	105	Cladosporium spp.	3	39	
Cladosporium spp.	197	7,486		Ascospores - like	1	13	105	Drechslera - like	1	13	105
Alternaria spp.	3	114		Basidiospores - like	4	52	105	Hyphae	1	13	7
Ascospores - like	9	342	105	Drechslera - like	1	13	105				
Basidiospores - like	25	950	105	Fusarium spp.	1	13					
Drechslera - like	7	266	105	Cercospora spp.	1	13					
Hyphae	1	38	7								
Nigrospora spp.	3	114									
Cercospora spp.	5	190									
Fusarium spp.	5	190									
10,146 Particles / M ³				195 Particles / M ³				65 Particles / M ³			

CLIENT DETAILS AusTex Environmental Solutions, LLC 975 Acorn Road Lockhart , TX 78644	ANALYSIS TYPE Allergenco D	REPORT NUMBER 24-1446
	MEDIA Hex-Sil	RECEIVED DATE 7/30/2024
		REPORT DATE 7/31/2024

SAMPLE NUMBER / DESCRIPTION (04) 1332 Kitchen Ceiling			
SAMPLE TYPE	Retest		
SAMPLE DATE	7/26/2024		
MATRIX	Air		
DATE ANALYZED	7/31/2024		
% ANALYZED	100% of Trace at 400X Magnification		
REPORTING LIMIT	13 Particles / M ³		
OBSERVED	RAW COUNT	RESULTS	COMMENTS
Cladosporium spp.	24	312	
Ascospores - like	2	26	105
Basidiospores - like	7	91	105
Fusarium spp.	2	26	
455 Particles / M ³			



Project: 104 - 07262024

Report Number 24-1446

Client: AusTex Environmental Solutions, LLC

General Comment Reference Page

ONLY COMMENT NUMBERS INDICATED ON REPORT ARE RELEVANT.

Mycotech Biological is not responsible for any errors resulting from improper or incorrect sampling procedures, atmospheric conditions at the time of sampling or during shipment, or from shipping conditions or methods. Results relate only to samples analyzed.

7. The hyphae observed represented desiccated/unorganized hyphal fragments that are not representative of established fungal growth. The presence of this is commonly identified in typical dust and debris collections. Organized hyphae are the tubular filamentous parts of a fungus that represents the structural entity of the majority of the fungi.

105. Due to the absence of supporting data, a definitive Genus could not be assigned.

Chris Wardlaw, B.S.
Laboratory Manager
Mycotech Biological, Inc.

Mycotech Biological, Inc.

100 Commons Road, Ste. 11, Dripping Springs, Texas 78620 Tele: 512-264-9076
Field Data Sheet and Chain of Custody Sheet (PLEASE PRINT CLEARLY)

Company Name: Austex Environmental

Address: 975 ACORN RD

LOCKHART TX 78044

Project Name: 104-87262024

Contact Name: Chris Campbell

Phone: _____ Email: _____

Sample Type: Pre Post Retest Clearance

Turn around time Same Day Next Day Third Day

24-1446

PLEASE COMPLETE THIS CHAIN OF CUSTODY AND INCLUDE WITH SAMPLES

Sample #	Sample Description or Location	Date	Method	Sample Duration	Flow Rate	Sample Volume	Analytical Request	Comments (Media)
1592	outside	7/26	Air	5	15	75		
1418	outside contain. liv Rm	7/26						
1005	kitchen							
1332	kitchen ceiling							

METHOD OF PAYMENT: Visa/MC/American Express Card# _____ Exp. Date: _____

Authorized Signature: _____ PO# (if applicable): _____
Released by:  Date: 7/26/24 Received by: Rynnda Waddell Date: 7-30-24

Mycotech Biological, Inc. is not responsible for damaged samples received and/or samples with an incomplete chain of custody form.

Standard turn-around is 7-10 business days, and does not include weekends and/or holidays.
ALL SAMPLES RECEIVED AFTER 3:00 PM WILL BE PROCESSED AND MARKED AS RECEIVED THE NEXT BUSINESS DAY.

Cleanup Methods

- **Method 1:** Wet vacuum (in the case of porous materials, some mold spores/fragments will remain in the material but will not grow if the material is completely dried). Steam cleaning may be an alternative for carpets and some upholstered furniture.
- **Method 2:** Damp-wipe surfaces with plain water or with water and detergent solution (except wood—use wood floor cleaner); scrub as needed.
- **Method 3:** High-efficiency particulate air (HEPA) vacuum after the material has been thoroughly dried. Dispose of the contents of the HEPA vacuum in well-sealed plastic bags.
- **Method 4:** Discard - remove water-damaged materials and seal in plastic bags while inside of containment, if present. Dispose of as normal waste. HEPA vacuum area after it is dried.

Personal Protective Equipment (PPE)

- **Minimum:**
 - Gloves
 - N-95 respirator
 - Goggles/eye protection
- **Limited:**
 - Gloves
 - N-95 respirator or half-face respirator with HEPA filter
 - Disposable overalls
 - Goggles/eye protection
- **Full:**
 - Gloves
 - Disposable full body clothing
 - Head gear
 - Foot coverings
 - Full-face respirator with HEPA filter

Containment

- **Limited:**
 - Use polyethylene sheeting ceiling to floor around affected area with a slit entry and covering flap
 - Maintain area under negative pressure with HEPA filtered fan unit
 - Block supply and return air vents within containment area
- **Full:**
 - Use two layers of fire-retardant polyethylene sheeting with one airlock chamber
 - Maintain area under negative pressure with HEPA filtered fan exhausted outside of building
 - Block supply and return air vents within containment area

Table 2: Guidelines for Remediating Building Materials with Mold Growth Caused by Clean Water*

Material or Furnishing Affected	Cleanup Methods†	Personal Protective Equipment	Containment
SMALL – Total Surface Area Affected Less Than 10 square feet (ft²)			
Books and papers	3	Minimum N-95 respirator, gloves, and goggles	None required
Carpet and backing	1, 3		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (Linoleum, ceramic tile, vinyl)	1, 2, 3		
Non-porous, hard surfaces (Plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3		
Wallboard (Drywall and gypsum board)	3		
Wood surfaces	1, 2, 3		
MEDIUM – Total Surface Area Affected Between 10 and 100 (ft²)			
Books and papers	3	Limited or Full Use professional judgment, consider potential for remediator exposure and size of contaminated area	Limited Use professional judgment, consider potential for remediator/occupant exposure and size of contaminated area
Carpet and backing	1, 3, 4		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (Linoleum, ceramic tile, vinyl)	1, 2, 3		
Non-porous, hard surfaces (Plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3, 4		
Wallboard (Drywall and gypsum board)	3, 4		
Wood surfaces	1, 2, 3		
LARGE – Total Surface Area Affected Greater Than 100 (ft²) or Potential for Increased Occupant or Remediator Exposure During Remediation Estimated to be Significant			
Books and papers	3	Full Use professional judgment, consider potential for remediator exposure and size of contaminated area	Full Use professional judgment, consider potential for remediator/occupant exposure and size of contaminated area
Carpet and backing	1, 3, 4		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (Linoleum, ceramic tile, vinyl)	1, 2, 3, 4		
Non-porous, hard surfaces (Plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3, 4		
Wallboard (Drywall and gypsum board)	3, 4		
Wood surfaces	1, 2, 3, 4		



TEXAS DEPARTMENT OF LICENSING & REGULATION

P.O. Box 12157 • Austin, Texas 78711-2157

www.tdlr.texas.gov

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: <http://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

P.O. Box 12057, Austin, TX 78711

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

www.tdlr.texas.gov

COMPLAINTS

The seal of the State of Texas is faintly visible in the background, centered behind the text. It features a five-pointed star in the center, surrounded by a wreath, and the words "THE STATE OF TEXAS" around the perimeter.

Complaints can be filed by sending mail to

**Texas Department of Licensing & Regulation
Attention: Enforcement Division
P.O. Box 12157
Austin, Texas 78711**

Emailed to

Intake@tdlr.texas.gov

or file online at

www.tdlr.texas.gov/complaints

Toll-Free (in Texas): (800) 803-9202