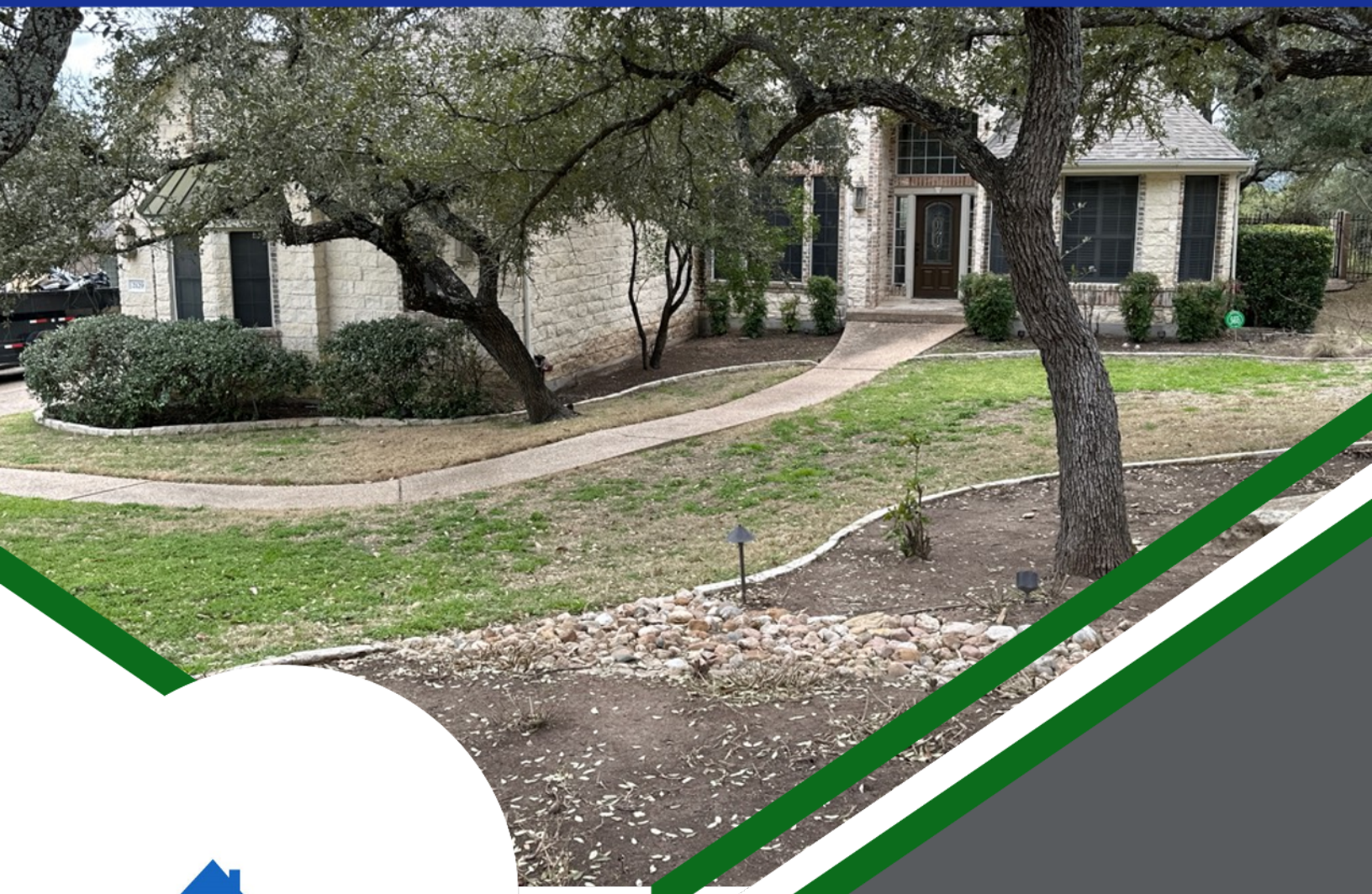
# Mold Clearance Report



LGM INSPECTIONS

**2129 Rivina Dr, Austin, TX 78733**
**Inspection prepared for: Phyllis Cosentino**
**Date of Inspection: 2/26/2024 Time: 2:00 PM**
**Age of Home: 1999 Size: 4750 SF**
**Weather: Cloudy and dry, 70 to 75°F**

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# Post Remediation Assessment

## General Information

Client: **Phyllis Cosentino**

Subject Address: **2129 Rivina Dr, Austin, TX 78733**

Date: **02/26/2024**

Inspector: **Lance Maddoux MAC #1827 (12/26/2025)**

LGM Inspections was requested to provide a post remediation assessment on the remediation activities performed by BOR of Austin on the subject property at 2129 Rivina Dr, Austin, TX 78733. Lance Maddoux with LGM Inspections performed the initial mold inspection and constructed the assessment protocol listing the observed areas of suspect fungal growth which affected less than 25-contiguous square feet of materials in the master bathroom, kitchen, exterior closet, garage, and Jack & Jill bathroom areas and more than 25-contiguous square feet of materials in the pool room/bathroom areas. This project appeared to be performed in accordance with standard industry practices and was subject to the Texas Mold Assessment and Remediation Rules.

# Containment Area(s) Observations

## Location Observations:

WA-1: Master Bathroom

Visual inspection revealed that remediation was appropriately contained with critical barriers and an entrance.

All HVAC vents in the remediated area were properly sealed.

Visual inspection revealed that materials with visible fungal growth and/or wood rot had been appropriately cleaned and/or removed.

All suspect wall, trim, and cabinet materials were removed in the remediated area.

Visual inspection revealed surfaces that were visually free from dust and debris.

WA-2: Pool Room/Bathroom

Visual inspection revealed that remediation was appropriately contained with critical barriers and an entrance.

Visual inspection revealed that materials with visible fungal growth and/or wood rot had been appropriately cleaned and/or removed.

All suspect wall, trim, and cabinet materials were removed in the remediated area.

Visual inspection revealed surfaces that were visually free from dust and debris.

WA-3: Garage

Visual inspection revealed that materials with visible fungal growth and/or wood rot had been appropriately cleaned and/or removed.

All suspect wall and trim materials were removed in the remediated area.

Visual inspection revealed surfaces that were visually free from dust and debris.

WA-4: Kitchen

Visual inspection revealed that remediation was appropriately contained with critical barriers and an entrance.

Visual inspection revealed that materials with visible fungal growth and/or wood rot had been appropriately cleaned and/or removed.

All suspect wall, trim, and cabinet materials were removed in the remediated area.

## WA-5: Jack & Jill Bathroom

Visual inspection revealed that remediation was appropriately contained with critical barriers and an entrance.

Visual inspection revealed that materials with visible fungal growth and/or wood rot had been appropriately cleaned and/or removed.

All suspect wall, trim, and cabinet materials were removed in the remediated area.

All HVAC vents in the remediated area were properly sealed.

## WA-6: West Bedroom Bathroom

Visual inspection revealed that materials with visible fungal growth had been appropriately cleaned and/or removed.

## WA-7: Exterior Closet

Visual inspection revealed that remediation was appropriately contained with critical barriers and an entrance.

Visual inspection revealed that materials with visible fungal growth and/or wood rot had been appropriately cleaned and/or removed.

Visual inspection revealed surfaces that were visually free from dust and debris.

All suspect wall and trim materials were removed in the remediated area.

# Mold Causation

## Mold Causation

The underlying cause of fungal growth in the Master bathroom area is suspected to be caused by moisture intrusion from a previous shower area leak. It is a reasonable assumption that new mold occurrences in this area will not return from the previous causes, if the plumbing materials in these areas are properly repaired and then periodically monitored, all future plumbing work is performed in a professional manner, and general plumbing maintenance is performed in a timely manner. LGM Inspections makes no guarantee that such underlying causes for mold growth will not return.

The underlying cause of fungal growth in the Pool room, Pool room bathroom, and Exterior closet areas is suspected to be caused by moisture intrusion from previous sump pump leak. It is a reasonable assumption that new mold occurrences in this area will not return from the previous causes, if the plumbing materials in these areas are properly repaired and then periodically monitored, all future plumbing work is performed in a professional manner, and general plumbing maintenance is performed in a timely manner. LGM Inspections makes no guarantee that such underlying causes for mold growth will not return.

The underlying cause of fungal growth in the Garage area is suspected to be caused by moisture intrusion from elevated soil lines and the downspout termination. It is a reasonable assumption that new mold occurrences in this area will not return from the previous causes, if the grading and gutter materials in these areas are properly repaired and then periodically monitored, all future maintenance work is performed in a professional manner, and general maintenance is performed in a timely manner. LGM Inspections makes no guarantee that such underlying causes for mold growth will not return.

The underlying cause of fungal growth in the Kitchen area is suspected to be caused by moisture intrusion from previous disposer/plumbing line leaks. It is a reasonable assumption that new mold occurrences in this area will not return from the previous causes, if the plumbing and disposer materials in these areas are properly repaired and then periodically monitored, all future plumbing and disposer work is performed in a professional manner, and general maintenance is performed in a timely manner. LGM Inspections makes no guarantee that such underlying causes for mold growth will not return.

The underlying cause of fungal growth in the Jack & Jill bathroom area is suspected to be caused by elevated humidity and exterior air coming into the bathroom wall cavity from the attic and rear porch ceiling locations. It is a reasonable assumption that new mold occurrences in this area will not return from the previous causes, if the wall materials in these areas are properly repaired and then periodically monitored, all future maintenance work is performed in a professional manner, and general maintenance is performed in a timely manner. LGM Inspections makes no guarantee that such underlying causes for mold growth will not return.

The underlying cause of fungal growth in the West bedroom bathroom area is suspected to be caused by lack of general and proper sealant cleaning. It is a reasonable assumption that new mold occurrences in this area will not return from the previous causes, if the grout/sealant materials in these areas are properly repaired and then periodically monitored, all future grout/sealant work is performed in a professional manner, and general cleaning/maintenance is performed in a timely manner. LGM Inspections makes no guarantee that such underlying causes for mold growth will not return.

**Notice: It is the responsibility of client, owner, and/or contractor performing the specific services to stop any underlying causes of mold growth and to verify that such corrective actions have been adequately performed. LGM Inspections hereby notifies the client that these components will require ongoing preventive responses to control any future mold growth.**

# Analytics

## Analytics & Clearance Lab Results

| WA-1: Location | Temperature | Relative Humidity |
|---|---|---|
| Master Bathroom Containment: | 76°F | 50% |

Containment Area Moisture Readings: Framing Materials - 15%

| WA-2&7: Locations | Temperature | Relative Humidity |
|---|---|---|
| Pool Room/Exterior Closet Containment: | 76°F | 52% |

Containment Area Moisture Readings: Framing Materials - 12%

| WA-3: Location | Temperature | Relative Humidity |
|---|---|---|
| Garage: | 76°F | 51% |

Containment Area Moisture Readings: Framing Materials - 13%

| WA-4: Location | Temperature | Relative Humidity |
|---|---|---|
| Kitchen Containment: | 73°F | 52% |

Containment Area Moisture Readings: Framing Materials - 10%

| WA-5: Location | Temperature | Relative Humidity |
|---|---|---|
| Jack & Jill Containment: | 73°F | 51% |

Containment Area Moisture Readings: Framing Materials - 16%

| WA-6: Location | Temperature | Relative Humidity |
|---|---|---|
| West Bedroom Bath: | 73°F | 51% |

Containment Area Moisture Readings: Trim Materials - 9%

SEEML Reference Number:
H-240215015

**Southeast Environmental Microbiology Laboratories**
410 W Grand Pkwy S, Suite 250
Katy, TX. 77494
Phone: 832-437-2667

The information and data for **LGM Inspections** 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 : 02-15-2024

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.



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

| | |
|---|---|
| **LGM Inspections** | Date Sampled: 02/14/2024 |
| **10703 Mourning Dove Dr** | Date Received: 02/15/2024 |
| **Austin,TX,78750** | Date Analyzed: 02/15/2024 |
| **254-855-8644** | Date Reported: 02/15/2024 |
| | Date Revised: |
| | Project Name: 2129 Rivina Dr |
| | Project Address: 2129 Rivina Dr |
| | Project City, State, ZIP: Austin, TX 78733 |
| | SEEML Reference # : H-240215015 |

**TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7**

| Client Sample ID | A1 | | | A2 | | | A3 | | |
|---|---|---|---|---|---|---|---|---|---|
| Location | Kitchen | | | Master Bath | | | Jack & Jill Bath | | |
| Lab Sample ID | H-240215015-052 | | | H-240215015-053 | | | H-240215015-054 | | |
| Detection Limit (spores/$m^3$) | 13 | | | 13 | | | 13 | | |
| Hyphal Fragments | 1 | 13 | | 1 | 13 | | 3 | 40 | |
| 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) | | | | | | | 1 | 13 | 1 |
| Ascospores | | | | | | | | | |
| Basidiospores | | | | | | | 4 | 53 | 2 |
| Bipolaris/Drechslera | | | | | | | 3 | 40 | 2 |
| Cercospora | | | | | | | | | |
| Chaetomium | | | | | | | 32 | 427 | 20 |
| Cladosporium | | | | 4 | 53 | 44 | 8 | 107 | 5 |
| Colorless/Other Brown* | | | | | | | | | |
| Curvularia | | | | 1 | 13 | 11 | 2 | 27 | 1 |
| Epicoccum | | | | | | | 1 | 13 | 1 |
| Fusarium | | | | | | | | | |
| Memnoniella | | | | | | | | | |
| Nigrospora | | | | | | | | | |
| Oidium | | | | | | | | | |
| Penicillium/Aspergillus | 8 | 107 | 100 | 4 | 53 | 44 | 100 | 1333 | 62 |
| Pithomyces | | | | | | | | | |
| Polythrincium | | | | | | | | | |
| Pyricularia | | | | | | | | | |
| Rusts | | | | | | | | | |
| Smuts/Periconia/Myxomy | | | | | | | 10 | 133 | 6 |
| Spegazzinia | | | | | | | | | |
| Stachybotrys | | | | | | | | | |
| Tetraploa | | | | | | | | | |
| Torula | | | | | | | | | |
| Zygomycetes | | | | | | | | | |
| Background debris (1-5)** | 2 | | | 2 | | | 3 | | |
| Sample Volume(liters) | 75 | | | 75 | | | 75 | | |
| **TOTAL SPORES/$M^3$** | 8 | 107 | | 9 | 119 | | 161 | 2150 | |

Retested: 2/26

**Comments:**

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 analytical sensitivity is the spores/$m^3$ divided by the raw count, expressed in spores/$m^3$. The limit of detection is the analytical sensitivity (in spores/$m^3$) multiplied by the sample volume (in liters) divided by 1000 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.

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

**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

410 W Grand Pkwy S, Suite 250
Katy, TX. 77494
Phone: 832-437-2667

*Magzoub Ismail*

Magzoub Ismail, Approved Laboratory Signatory

## Spore Trap Report

| | |
|---|---|
| **LGM Inspections** | Date Sampled: 02/14/2024 |
| **10703 Mourning Dove Dr** | Date Received: 02/15/2024 |
| **Austin,TX,78750** | Date Analyzed: 02/15/2024 |
| **254-855-8644** | Date Reported: 02/15/2024 |
| | Date Revised: |
| | Project Name: 2129 Rivina Dr |
| | Project Address: 2129 Rivina Dr |
| | Project City, State, ZIP: Austin, TX 78733 |
| | SEEML Reference # : H-240215015 |

**TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7**

| Client Sample ID | A4 | | | A5 | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Location | Garage | | | Pool Room | | | | | |
| Lab Sample ID | H-240215015-055 | | | H-240215015-056 | | | | | |
| Detection Limit (spores/$m^3$) | 13 | | | 13 | | | | | |
| Hyphal Fragments | 1 | 13 | | 3 | 40 | | | | |
| Pollen | 1 | 13 | | 1 | 13 | | | | |
| Spore Trap Used | Allergenco | | | Allergenco | | | | | |
| | raw ct. | spores/$m^3$ | % | raw ct. | spores/$m^3$ | % | | | |
| Alternaria (=Ulocladium) | 2 | 27 | 4 | | | | | | |
| Ascospores | | | | | | | | | |
| Basidiospores | | | | | | | | | |
| Bipolaris/Drechslera | | | | | | | | | |
| Cercospora | | | | | | | | | |
| Chaetomium | | | | | | | | | |
| Cladosporium | 16 | 213 | 29 | 20 | 267 | 67 | | | |
| Colorless/Other Brown* | | | | | | | | | |
| Curvularia | | | | | | | | | |
| Epicoccum | | | | | | | | | |
| Fusarium | | | | | | | | | |
| Memnoniella | | | | | | | | | |
| Nigrospora | | | | | | | | | |
| Oidium | | | | | | | | | |
| Penicillium/Aspergillus | 36 | 480 | 65 | 8 | 107 | 27 | | | |
| Pithomyces | | | | | | | | | |
| Polythrincium | | | | | | | | | |
| Pyricularia | | | | | | | | | |
| Rusts | | | | | | | | | |
| Smuts/Periconia/Myxomy | 1 | 13 | 2 | 2 | 27 | 7 | | | |
| Spegazzinia | | | | | | | | | |
| Stachybotrys | | | | | | | | | |
| Tetraploa | | | | | | | | | |
| Torula | | | | | | | | | |
| Zygomycetes | | | | | | | | | |
| Background debris (1-5)** | 3 | | | 3 | | | | | |
| Sample Volume(liters) | 75 | | | 75 | | | | | |
| **TOTAL SPORES/$M^3$** | 55 | **733** | | 30 | **401** | | | | |

**Comments:**

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 analytical sensitivity is the spores/$m^3$ divided by the raw count, expressed in spores/$m^3$. The limit of detection is the analytical sensitivity (in spores/$m^3$) multiplied by the sample volume (in liters) divided by 1000 liters.

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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.

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

**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

410 W Grand Pkwy S, Suite 250
Katy, TX. 77494
Phone: 832-437-2667

*Magzoub Ismail*

Magzoub Ismail, Approved Laboratory Signatory

# Mycotech Biological, Inc.

**TDLR LIC. NO: LAB0163**

**Project :**
2129 Rivino Dr.
Austin, TX 78733

**LGM Inspections**
**10703 Mourning Dove Dr.**
**Austin, TX 78750**

## Analysis Type : Air-O-Cell

**Media : Hex-Sil**

**Report Number:** 24-0330
**Received date:** 2/27/2024
**Report date:** 2/27/2024

Sample No: (01)
Description: A1
Jack & Jill Contain.

| | |
|---|---|
| Sample Type | Clearance |
| Sample Date: | 2/26/2024 |
| Matrix: | Air |
| Date Analyzed: | 2/27/2024 |
| % Analyzed: | 100% of Trace at 400X Magnification |
| Reporting Limit: | 13 |

| Observed | Raw Count | Particles / $M^3$ Results | Comments: |
|---|---|---|---|
| Cladosporium spp. | 24 | 312 | |
| Alternaria spp. | 6 | 78 | |
| Ascospores - like | 1 | 13 | 105 |
| Drechslera - like | 1 | 13 | 105 |
| Epicoccum spp. | 1 | 13 | |
| hyphae | 14 | 182 | 7 |

**611** Particles / $M^3$

## 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.

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End of Report

# Microbiological Sampling Results

## Microbiological Sampling Results

*Note: All sample collection and analyses for this project were performed in accordance with Section §295.321 Minimum Work Practices and Procedures for Mold Assessment of the Texas Mold Assessment and Remediation Rules Publication #2-15.*

**Air Samples:** Air samples were collected from within all containment areas. All concentrations and populations of fungal bioaerosols in the containment area sample(s) are within criteria established by LGM Inspections.

**Conclusions and Recommendations:** The post remediation assessment was conducted and environmental samples were collected to verify that remediation activities have appropriately cleaned or removed water damaged building components, hygienic cleaning activities have been effective, and that airborne levels of fungal spores are at typical populations and concentrations found in an indoor occupied space. In general, since all environments contain some surface and airborne presence of fungal components, “acceptable criteria” is based on thresholds that are considered typical and normal for indoor environments. These levels would be deemed typical and normal for indoor environments. The post remediation assessment revealed that based upon visual, procedural, and analytical methods, all remediated areas within the containment zones have been deemed normal for an occupied indoor environment. Based on the post remediation assessment, it is recommended that reconstruction can occur after the inspection of February 27, 2024. This post remediation assessment report is provided strictly for the visually inspected and remediated areas of the project and is not intended to represent the fungal conditions existing at any other area of this project.

# Methodology Reference

## Methodology Reference

**Total Bioaerosol Samples:** Total bioaerosol/particulate sampling was performed to identify and characterize general fungal and particulate concentrations. Total bioaerosol exposure is the result of both culturable and non-culturable airborne fungal components, as well as general particulate having a size between 1-10 microns. Total bioaerosol concentrations were determined by sampling with Allergenco cassettes linked to a vacuum pump calibrated at a flow rate of 15 liters per minute. Airborne bioparticulate was collected in representative indoor areas for 5-minute periods. Airborne bioparticulate was impacted onto prepared microscope slides. Total bioaerosol sampling protocols were conducted in accordance with the previously referenced ACGIH publication “Guidelines for the Assessment of Bioaerosols in the Indoor Environment.” A laboratory licensed under the Texas Department of Health Services Texas Mold Assessment and Remediation Rules Publication #2-15 analyzed the samples collected in this investigation. Qualitative and quantitative analysis of bioparticulate were performed by analyzing the sample by light microscopy. Morphologically distinct fungal components were identified to genus. Fungal propagules were enumerated as discrete particles even when clusters of spores (e.g.: catenulate, intact asci) were observed. Other particulate was identified into general categories of pollen, cellulose fibers, man-made mineral fibers (MMMF – fiberglass insulation, not asbestos), insect parts, etc. Debris represents a collective category containing amorphous, non-distinct components between 1-10 microns. Quantitative values were calculated by dividing the raw particulate count by the volume of air sampled, which in turn was based on the percentage of the collected trace analyzed. All components were reported in particles per cubic meter (particles/m3). A total concentration of particles/m3 was also reported for each sample location. No scientifically peer-reviewed research is currently of record that indicates typical and/or acceptable levels for total (culturable and non-culturable) indoor fungal bioaerosols. The LGM Inspections database, along with other case studies published in leading industry journals and papers, generally suggest that total bioaerosols within indoor environments should be below 600 particles/m3.