



Mold Assessment Report

**Conducted for:
Copeland Residence
405 Crawford Street, Apt. 2145
Fort Worth, TX 76104**

**Prepared by:
Kyle Reist
Mold Assessment Consultant
License #MAC1742
BioTex Inspections, LLC
Dallas, TX 75248**

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EMSL ANALYTICAL, INC.

License No. LAB1032

2307 Springlake Road, Suite 510, Dallas, TX, 75234

INDOOR AIR QUALITY & MOLD INVESTIGATION

Copeland Residence
405 Crawford Street, Apt. 2145
Fort Worth, TX 76104

I. EXECUTIVE SUMMARY

BioTex Inspections, LLC performed a limited inspection for visible fungal growth and/or indoor air quality relating to airborne/settled fungi at 405 Crawford Street, Apt. 2145, Fort Worth, TX ("Residence") on June 18, 2025. Kyle Reist of BioTex Inspections, a Texas Licensed Mold Assessment Consultant (TDSHS license No. MAC1742), performed and conducted the inspection, which consisted of a limited visual inspection of the structure's interior and exterior, hygrometer to measure relative humidity, borescope camera to investigate wall cavities and HVAC vents, and a moisture meter/infrared camera to analyze surfaces for moisture.

This inspection was conducted in accordance with state regulations, as well as current industry guidelines and practices. This assessment is not a certificate, assurance, warranty or guarantee of future conditions or performance, but is an assessment of the conditions present and detected on the date of this inspection.

BioTex Inspections collected three (3) air quality samples, two (2) surface swab samples and one (1) tape lift sample at the time of the investigation; the samples were sent to EMSL Analytical, Inc. (Texas Mold Lab License: LAB1032).

II. SITE INVESTIGATION PROCEDURES

Kyle Reist of BioTex Inspections visited the site on June 18, 2025.

A. Inspection for Visible Mold

Multiple locations within the areas of concern were visually investigated and visible fungal growth was found.

B. Air Sampling

Three (3) air quality samples were collected during the investigation. The following locations and descriptions of each sample collected were as follows:

- i. **Exterior** (Outdoor Control) Sample number A1 was collected adjacent to the Main/Front Entrance. This sample was collected to obtain a baseline of the spores that are found at the exterior of the Residence.
- ii. Interior sample number A2 was collected in the **Guest Bedroom**. This sample was collected to see if any fungal growth, that could not be visually seen, could possibly be collected in an air sample.
- iii. Interior sample number A3 was collected in the **Guest Bedroom Wall Cavity**. This sample was

collected to see if any fungal growth, that could not be visually seen, could possibly be collected in an air sample.

C. Results of Air Sampling

- i. **Exterior** (Outdoor) Sample number A1 had the presence of:
Alternaria, Ascospores, Basidiospores, Bipolaris, Chaetomium, Cladosporium, Curvularia, Epicoccum, Ganoderma, Myxomycetes, Pithomyces and Nigrospora
- ii. **Guest Bedroom** sample number A2 had the presence of:
Alternaria, Aspergillus/Penicillium, Chaetomium, Myxomycetes and Stachybotrys/Memnoniella
- iii. **Guest Bedroom Wall Cavity** sample number A3 had the presence of:
Aspergillus/Penicillium, Basidiospores, Chaetomium, Cladosporium, Myxomycetes and Stachybotrys/Memnoniella

Aspergillus/Penicillium, Chaetomium and Stachybotrys/Memnoniella tested at elevated levels, Stachybotrys/Memnoniella tested at slightly elevated levels and the remaining molds tested at acceptable levels.

Some air quality tests may come back as “overloaded” meaning extremely high background concentrations of mold or foreign matter (construction dust, dirt, etc.) may obscure some mold spore counts and make it difficult to get an accurate count of airborne mold.

The laboratory data has been attached to the report. In the laboratory report you will find a description of each of the fungi that was found in each of the samples collected.

D. Surface Swab Sampling

Two (2) swab samples were collected at the Residence. The following locations and description of the samples collected are as follows:

- i. **Front Entry Drywall (Sample B1)** – *Rare counts of Pithomyces, rare counts of Stachybotrys/Memnoniella and rare counts of Nigrospora*
- ii. **Guest Bedroom Baseboard (Sample B2)** – *Low counts of Aspergillus/Penicillium and high counts of Chaetomium*

E. Results of Surface Swab Sampling

- i. **Front Entry Drywall (Sample B1)** resulted in Condition 2: contaminated with settled spores, which requires remedial action to Condition 1 status.
- ii. **Guest Bedroom Baseboard (Sample B2)** – resulted in Condition 3: actual fungal growth, which requires remedial action to Condition 1 status.

F. Tape Lift Sampling

One (1) tape lift sample was collected at the Residence. The following locations and description of the samples collected are as follows:

- i. **Purple Couch (Sample C1)** – *Rare counts of Aspergillus/Penicillium and high counts of Cladosporium*

G. Results of Tape Lift Sampling

- i. **Purple Couch (Sample C1)** resulted in Condition 1: normal fungal ecology, which requires no remedial action.

III. CONCLUSIONS AND RECOMMENDATIONS

During the investigation of the areas, the visual fungal investigation found visible mold in the front entryway, HVAC closet area and guest bedroom (see pictures below for reference). The air sampling detected elevated counts of *Aspergillus/Penicillium, Chaetomium and Stachybotrys/Memnoniella*, slightly elevated levels of *Stachybotrys/Memnoniella* and the remaining molds tested at acceptable levels.

A previous leak coming from the HVAC closet has resulted in extensive water damage and mold growth in the guest bedroom and areas surrounding the HVAC closet (see photos below for reference). Mold growth was observed on the baseboards, drywall and carpet tack strip at the time of the mold assessment.

The scope and magnitude of the mold growth and **affected** areas exceeds 25 contiguous square feet therefore the mobile home company is required to have a Mold Protocol written by a Texas licensed Mold Assessment Consultant and to hire a Texas licensed Mold Remediation Company perform the remedial work per the Texas Department of Licensing and Regulations which regulates the mold testing and remediation industry (<https://www.tdlr.texas.gov/mld/mldnotifications.htm>).

Biotex Inspections recommends that a licensed Mold Remediation Contractor be retained for the removal of the impacted materials. Additionally, a Mold Assessment Consultant should be retained to prepare the appropriate mold protocol and conduct final air clearance testing upon completion of the remediation. However, all sources of water intrusion, water damage, humidity, and/or moisture content, including but not limited to any built-in mechanical systems, water systems and/or structural elements, should be properly repaired before beginning the remediation to help prevent the re-occurrence of damage and mold growth. The Residence's maintenance records and reports may help reveal additional sources of water intrusion that may have impacted this Residence and/or surrounding properties, which may have contributed or may be contributing to the mold identified within this report.

Maintenance Personnel/General Contractors/Sub-Contractors, who are not licensed through the Texas Department of Licensing and Registration for Mold Remediation, should NOT ATTEMPT to perform exploratory cuts, cover-up, repair work or remediate the areas cited within the "Visual Inspection" area of this report. Such action could result in further contamination of the structure and any surrounding properties, further exposure to occupants and exposure to contractor personnel if the proper Personal Protective Equipment is not worn.

BioTex Inspections is hereby notifying the client that 405 Crawford Street, Apt. 2145, Fort Worth, TX is unfit for human occupancy until mold remediation of the residence/facility/structure (including all items/contents within) is performed in accordance with the Texas Mold Assessment and Remediation Administrative Rules.

IV. LIMITATIONS

Affected areas have been identified by visual inspection and/or analytical results. Observations, data, findings, and conclusions stated in this report reflect site conditions at the time of BioTex Inspections' investigation. These conditions could change as a result of any number of factors (e.g., future moisture intrusion, presence of substances not detectable by our limited review and measurements, changes in building condition due to weather, construction activity, etc.). Other affected areas may exist, which could be discovered only during renovation, demolition, or destructive testing. BioTex Inspections/Kyle Reist does not assume responsibility for the investigation of any unknown issues, including asbestos and lead, not brought to our attention prior to the commencement of the assessment.

Should further research, testing, or investigation be conducted at the site, the additional information and data should be reviewed by BioTex Inspections, whereby the conclusions presented herein may be modified. This report is prepared for the sole use of our client. BioTex Inspections/Kyle Reist reserves the right to supplement this report should additional information become available.

If you have any questions regarding the contents of this report or need additional information regarding this report please contact Kyle Reist, BioTex Inspections, LLC.

Sincerely,



Kyle Reist
Mold Assessment Consultant
TDLR License # MAC1742
Expires 12/09/2026



A swab sample was conducted on the apparent mold growth at the front door which tested positive for Stachybotrys & Alternaria.



Water damage and mold growth was found around the HVAC closet which is likely due to a previous HVAC leak.



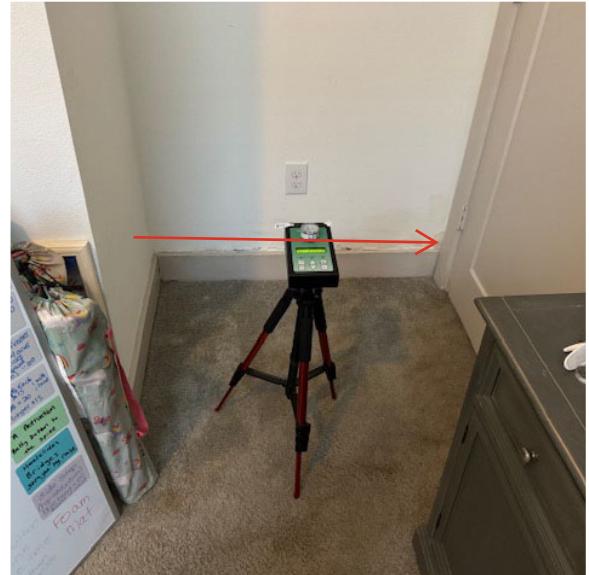
Close up of the baseboards adjacent to the HVAC closet with water damage.



The baseboards next to the HVAC closet were pulled out and mold growth was observed behind them and on the drywall.



Water damage and mold growth was observed on the guest bedroom baseboards and drywall adjacent to the HVAC closet.



An air quality test was conducted in the guest bedroom which tested positive for elevated Chaetomium and Stachybotrys/Memnoniella.



A borescope camera was utilized inside of the guest bedroom wall cavity and rampant mold growth was observed.



Mold growth was observed behind the baseboards in the guest bedroom and a swab sample tested positive for Chaetomium.



TEXAS DEPARTMENT OF LICENSING AND REGULATION

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Austin, Texas 78711-2157
1-800-803-9202 (512) 463-6599
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If you cut around the border of the license it will fit in
a standard 5" x 7" frame.

NOTE: Issuance of the wallet card is in a separate mailing.

11883221-MAC1742

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Mold Assessment Consultant
KYLE REIST

License Number: MAC1742

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

License Expires: December 09, 2026

Courtney Arbour
Executive Director



EXPANDED FUNGAL REPORT

TM

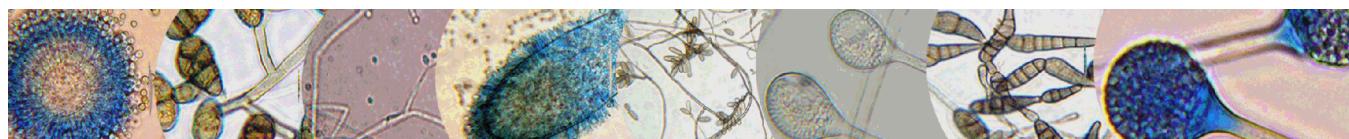
Prepared Exclusively For

Biotex Inspections
7618 Dunoon Ave
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Phone:972-637-6707

Report Date: 6/20/2025
Project: Katie C.
EMSL Order: 112500873

AIHA LAP, LLC.

AIHA LAP, LLC EMLAP #223278, TX
1032



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Attn: Kyle Reist
Biotex Inspections
7618 Dunoon Ave
Dallas, TX 75248

EMSL Order: 112500873
Customer ID: BTEX42
Collected:
Received: 6/19/2025
Analyzed: 6/20/2025

Proj: Katie C.

1. Description of Analysis

Analytical Laboratory

EMSL Analytical, Inc. (EMSL) is a nationwide, full service, analytical testing laboratory network providing Asbestos, Mold, Indoor Air Quality, Microbiological, Environmental, Chemical, Forensic, Materials, Industrial Hygiene and Mechanical Testing services since 1981. Ranked as the premier independently owned environmental testing laboratory in the nation, EMSL puts analytical quality as its top priority. This quality is recognized by many well-respected federal, state and private accrediting agencies, and assured by our high quality personnel, including many Ph.D. microbiologists and mycologists.

EMSL is an independent laboratory that performed the analysis of these samples. EMSL did not conduct the sampling or site investigation for this report. The samples referenced herein were analyzed under strict quality control procedures using state-of-the-art microbiological methods. The analytical methods used and the data presented are scientifically and legally defensible.

The laboratory data is provided in compliance with ISO-IEC 17025 guidelines for the particular test(s) requested, including any associated limitations for the methods employed. These data are intended for use by professionals having knowledge of the testing methods necessary to interpret them accurately.

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Air Samples - Spore traps:

Spore traps are commercially available sampling devices that capture airborne particles on an adhesive slide. Air is pulled through the device using a vacuum pump. Spores, as well as other airborne particles, are impacted on the collection adhesive. Using spore trap collection methods has inherent limitations. These collection methods are biased towards larger spore sizes.

The analysis for total spore counts is a direct microscopic examination and does not include culturing or growing the fungi. Therefore, the results include both viable and non-viable spores. Some fungal groups produce similar spore types that cannot be distinguished by direct microscopic examination alone (i.e., *Aspergillus/Penicillium*, and others). Other spore types may lack distinguishing features that aid in their identification. These types are grouped into larger categories such as Ascospores or Basidiospores.

Fungal spores are identified and grouped by morphological characteristics including color, shape, septation, ornamentation, and fruiting structures (if present) which are compared to published mycological identification keys and texts. EMSL reports provide spore counts per cubic meter of air to three significant figures. Please note that each spore category is reported to three significant figures. Due to rounding and the application of three significant figures the sum of the individual spore numbers may not equal the total spore count on the report. EMSL does not maintain responsibility for final volume concentrations (counts/m³) since this volume is provided by the field collector and can not be verified by EMSL.

EMSL analyzes spore traps using phase contrast microscopy. There is a wide choice of collection devices (Air-O-Cell, Micro-5, Burkhard, etc.) on the market. Differences in analytical method may exist between spore trap devices.

Spore trap results are reported in spores per cubic meter of air. Due to the other airborne particles collected with the spores, EMSL reports a background particle density. Background density is an indication of overall particulate matter present on the sample (i.e. dust in the air). High background concentrations may obscure spores such as the *Penicillium/Aspergillus* group. The rating system is from 1-5 with 1 = 1 - 25% of the background obscured by material, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76% - 99%, 5 = 100% or overloaded. A background rating of 4 or higher should be regarded as a minimum count since the actual concentrations may be higher than those reported. EMSL will not be held responsible for overloading of samples. Sample volumes are left to the discretion of the company or persons conducting the fieldwork.

Skin fragment density is the percentage of skin cells making up the total background material, 1 = 1 - 25%, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76-100%. Skin fragment density is considered an indication of the general cleanliness in the area sampled. It has been estimated that up to 90% of household dust consists of dead skin cells.

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2. Analytical Results

See attached data reports and charts.

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Spore Trap ASSESSMENTReport™ Air-O-Cell™ Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)

	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
112500873-0001	Alternaria (Ulocladium)	4	200	6.4	
	Ascospores	15	630	20.1	
Client Sample ID	Aspergillus/Penicillium++	-	-	-	
A1	Basidiospores	21	890	28.4	
	Bipolaris++	2*	30*	1	
Location	Chaetomium++	1	40	1.3	
Outside Control	Cladosporium	18	760	24.3	
	Curvularia	1*	10*	0.3	
Sample Volume (L)	Epicoccum	1	40	1.3	
75	Fusarium++	-	-	-	
	Ganoderma	1	40	1.3	
	Myxomycetes++	10	420	13.4	
	Pithomyces++	2*	30*	1	
Sample Type	Rust	-	-	-	
Background	Scopulariopsis/Microascus	-	-	-	
	Stachybotrys/Memnoniella	-	-	-	
Comments	Unidentifiable Spores	-	-	-	
	Zygomycetes	-	-	-	
	Nigrospora	1	40	1.3	
	Total Fungi	77	3130	100	
	Hyphal Fragment	1	40	-	
	Insect Fragment	-	-	-	
	Pollen	4*	50*	-	
Analytical Sensitivity 600x: 42 counts/cubic meter		Skin Fragments: 1 1 to 4 (low to high)			
Analytical Sensitivity 300x *: 13* counts/cubic meter		Fibrous Particulate: 1 1 to 4 (low to high)			
		Background: 2 1 to 4 (low to high); 5 (overloaded)			



Not commonly found growing indoors, spores likely come from outside.



Spores reported to be able to cause allergies in individuals.



Potential for mycotoxin production exists with these fungi.



These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

-

Madison Zarzecny

Initial report from: 06/20/2025 10:47:05

Madison Zarzecny, Laboratory Manager
 or Other Approved Signatory

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Spore Trap ASSESSMENTReport™ Air-O-Cell™ Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)

	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
112500873-0002	Alternaria (Ulocladium)	1	40	0.2	Acceptable
	Ascospores	-	-	-	
Client Sample ID	Aspergillus/Penicillium++	119	5020	24.3	ELEVATED
A2	Basidiospores	-	-	-	
	Bipolaris++	-	-	-	
Location	Chaetomium++	335	14100	68.1	ELEVATED
Guest Bedroom	Cladosporium	-	-	-	
	Curvularia	-	-	-	
	Epicoccum	-	-	-	
Sample Volume (L)	Fusarium++	-	-	-	
75	Ganoderma	-	-	-	
	Myxomycetes++	1	40	0.2	Acceptable
	Pithomyces++	-	-	-	
Sample Type	Rust	-	-	-	
Inside	Scopulariopsis/Microascus	-	-	-	
	Stachybotrys/Memnoniella	35	1500	7.2	ELEVATED
Comments	Unidentifiable Spores	-	-	-	
	Zygomycetes	-	-	-	
	Nigrospora	-	-	-	
	Total Fungi	491	20700	100	Slightly Elevated
	Hyphal Fragment	6	300	-	Slightly Elevated
	Insect Fragment	-	-	-	
	Pollen	-	-	-	

Analytical Sensitivity 600x: 42 counts/cubic meter

Analytical Sensitivity 300x *: 13* counts/cubic meter

Skin Fragments: 2 1 to 4 (low to high)

Fibrous Particulate: 1 1 to 4 (low to high)

Background: 3 1 to 4 (low to high); 5 (overloaded)

Acceptable Concentration at or below background

Not commonly found growing indoors, spores likely come from outside.

Slightly Elevated Concentration above background

Spores reported to be able to cause allergies in individuals.

ELEVATED Concentration 10X or more above background

Potential for mycotoxin production exists with these fungi.

These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

-

Madison Zarzecny

Initial report from: 06/20/2025 10:47:05

Madison Zarzecny, Laboratory Manager
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Proj: Katie C.

Spore Trap ASSESSMENTReport™ Air-O-Cell™ Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)

Particle Identification		Raw Count	(Count/m³)	% of Total	Interpretation Guideline
112500873-0003	Alternaria (Ulocladium)	-	-	-	
	Ascospores	-	-	-	
Client Sample ID	Aspergillus/Penicillium++	878	37100	85.2	ELEVATED
A3	Basidiospores	1	40	0.1	Acceptable
Location	Bipolaris++	-	-	-	
Guest Bedroom Wall Cavity	Chaetomium++	147	6200	14.2	ELEVATED
	Cladosporium	2	80	0.2	Acceptable
	Curvularia	-	-	-	
	Epicoccum	-	-	-	
Sample Volume (L)	Fusarium++	-	-	-	
75	Ganoderma	-	-	-	
	Myxomycetes++	1	40	0.1	Acceptable
Sample Type	Pithomyces++	-	-	-	
Inside	Rust	-	-	-	
Comments	Scopulariopsis/Microascus	-	-	-	
	Stachybotrys/Memnoniella	2	80	0.2	Slightly Elevated
	Unidentifiable Spores	-	-	-	
	Zygomycetes	-	-	-	
	Nigrospora	-	-	-	
	Total Fungi	1031	43540	100	ELEVATED
	Hyphal Fragment	2	80	-	Slightly Elevated
	Insect Fragment	-	-	-	
	Pollen	-	-	-	
Analytical Sensitivity 600x: 42 counts/cubic meter		Skin Fragments: 2 1 to 4 (low to high)			
Analytical Sensitivity 300x *: 13* counts/cubic meter		Fibrous Particulate: 1 1 to 4 (low to high)			
		Background: 2 1 to 4 (low to high); 5 (overloaded)			

Acceptable Concentration at or below background

Not commonly found growing indoors, spores likely come from outside.

Slightly Elevated Concentration above background

Spores reported to be able to cause allergies in individuals.

ELEVATED Concentration 10X or more above background

Potential for mycotoxin production exists with these fungi.

These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Initial report from: 06/20/2025 10:47:05

Madison Zarzecny, Laboratory Manager
 or Other Approved Signatory

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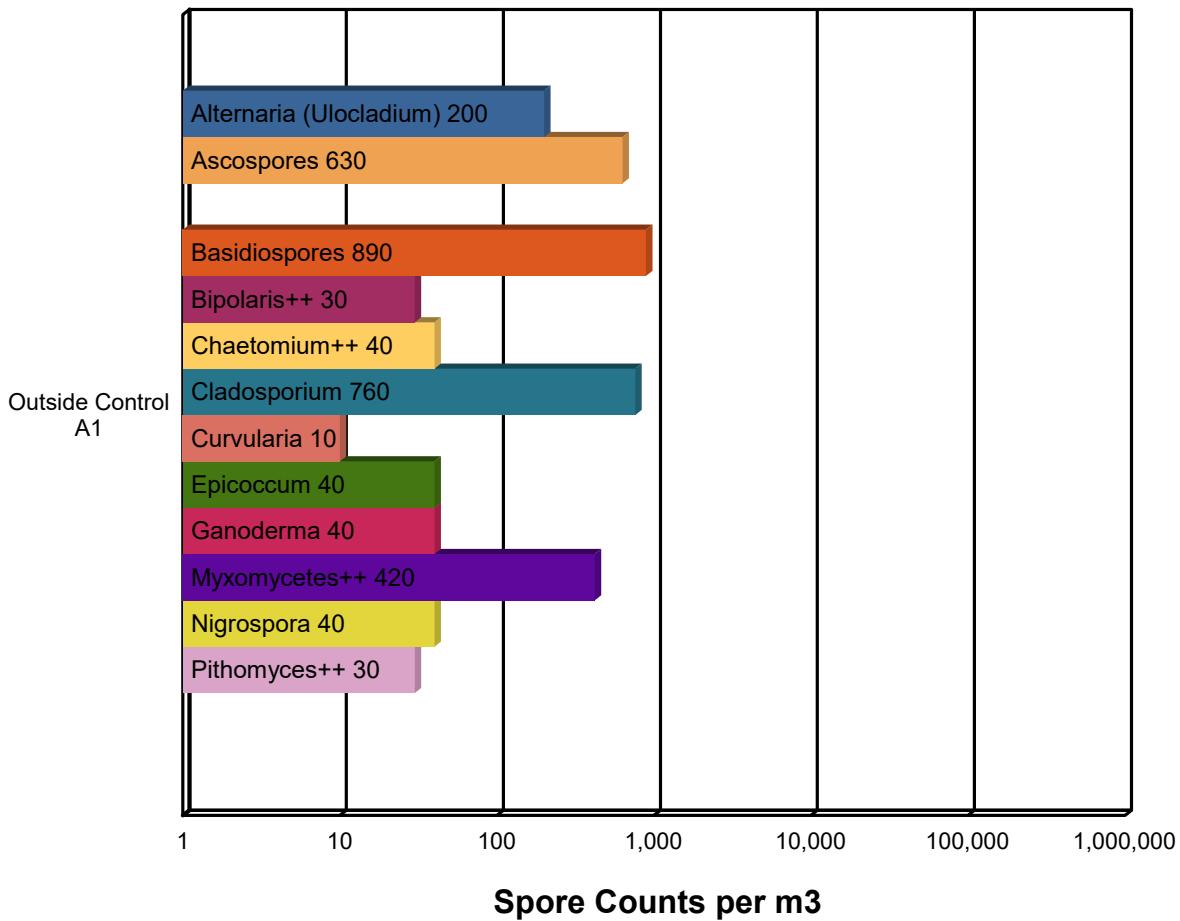
3310 Keller Springs, Suite 145 Carrollton, TX 75006
Phone: (972) 892-9928 Fax: (972) 892-9929 Web: http://www.EMSL.com Email:dallaslab@emsl.com

Attn: Kyle Reist
Biotex Inspections
7618 Dunoon Ave
Dallas, TX 75248

EMSL Order: 112500873
Customer ID: BTEX42
Collected:
Received: 6/19/2025
Analyzed: 6/20/2025

Proj: Katie C.

Spore Trap Report: Total Counts



* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

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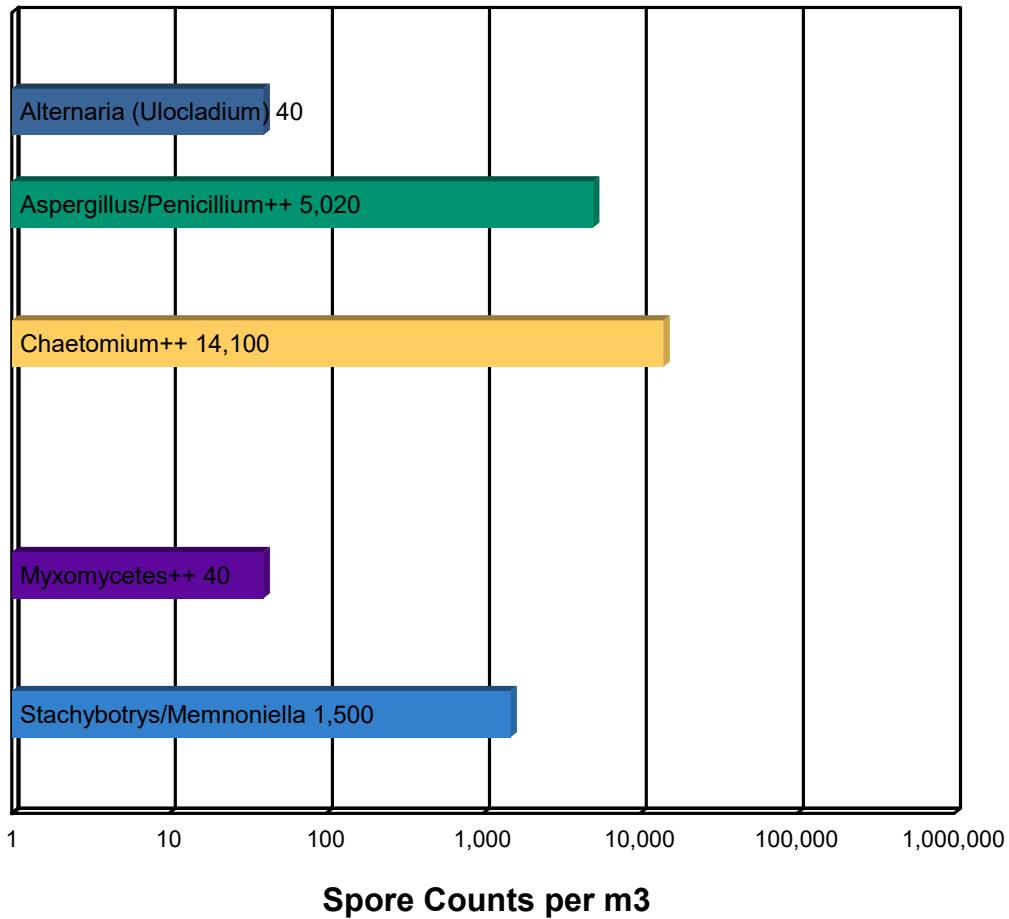
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Spore Trap Report: Total Counts

Guest Bedroom
A2



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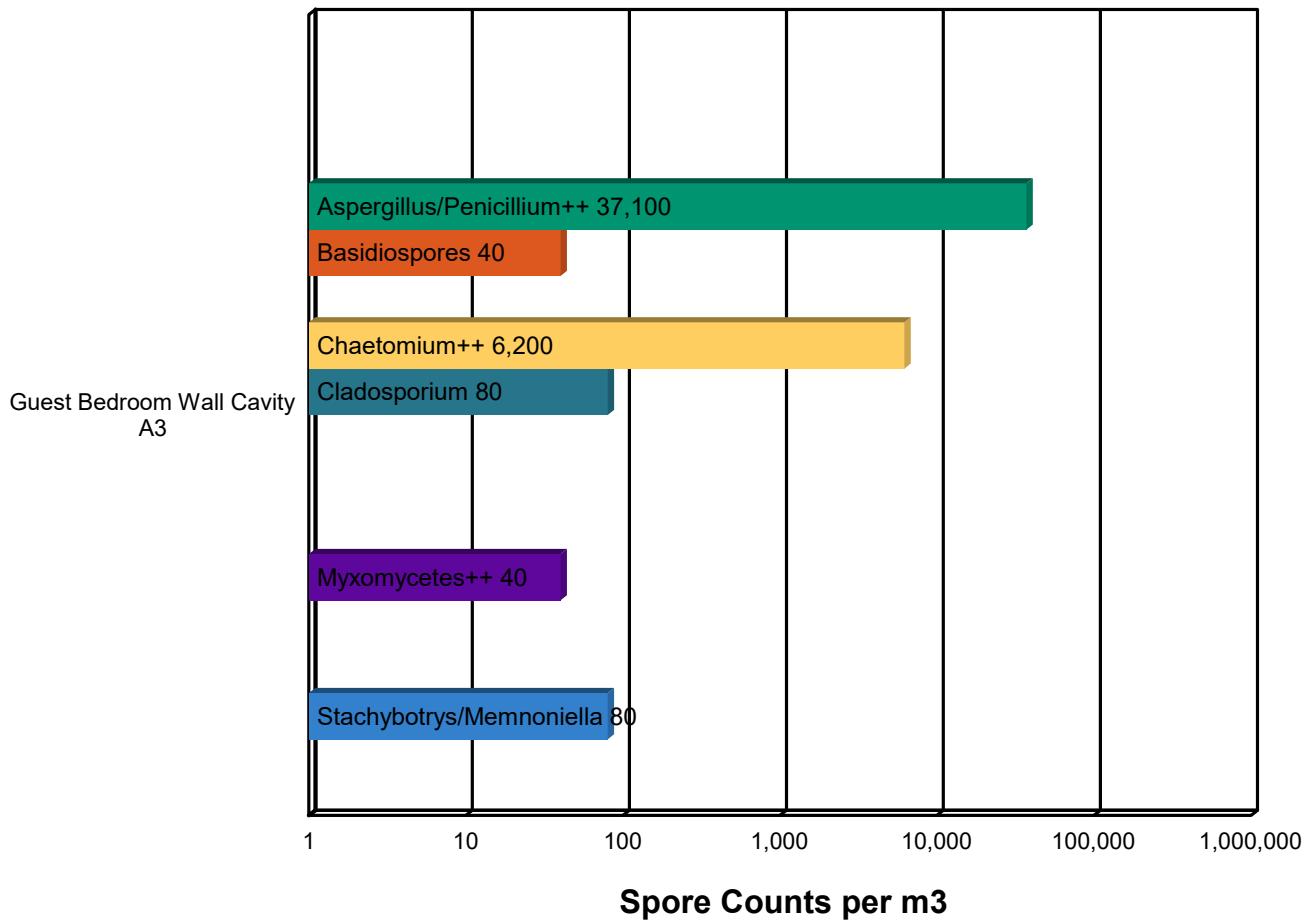
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Spore Trap Report: Total Counts



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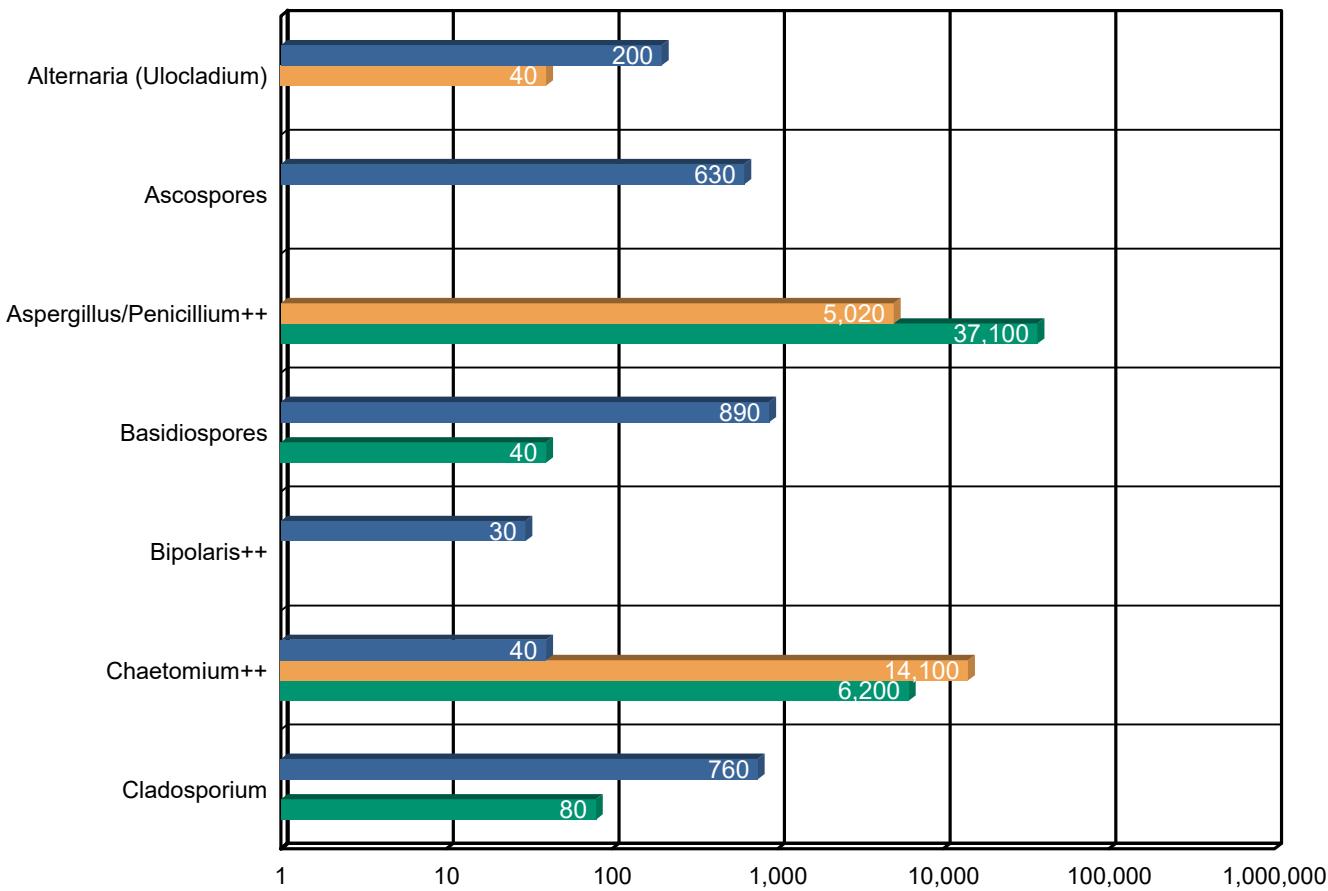
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Background Comparison Chart



Spore Counts per m³

■ A1 Outside Control ■ A2 Guest Bedroom ■ A3 Guest Bedroom Wall Cavity

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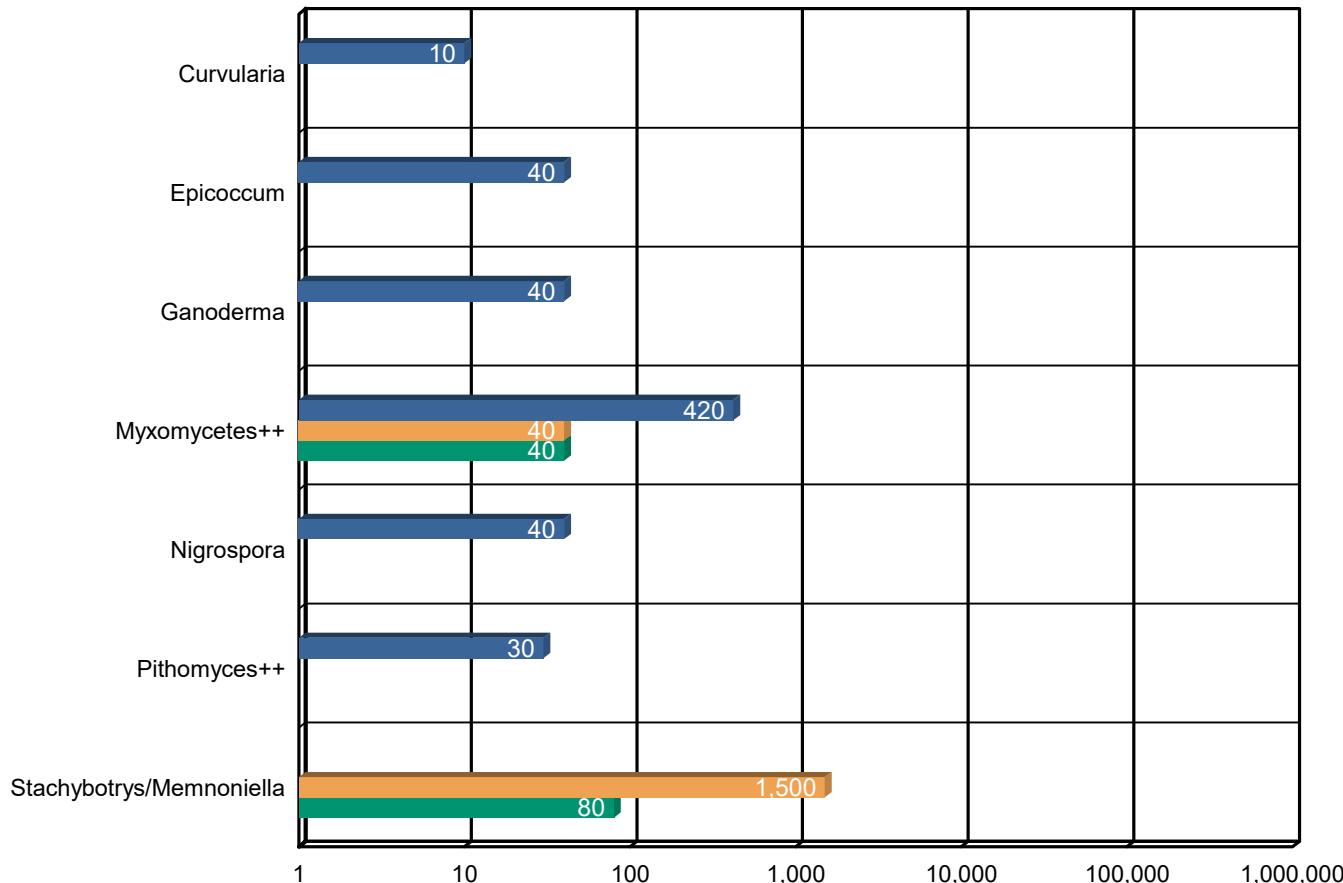
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Proj: Katie C.

Surface Contamination ASSESSMENT Report

TM Swab Samples Based on Direct Microscopic Analysis MICRO-SOP-200

Sample Information	Sample Location	Surface Contamination Rating (Referenced in IICRC S520)	Recommended Remedial Action (Referenced in IICRC S520)
Lab Sample #: 112500873-0005 Client Sample ID: B1	Front Entry Drywall	Condition 2: Contaminated with settled spores	Remediate to a Condition 1 status
Lab Sample #: 112500873-0006 Client Sample ID: B2	Guest Bedroom Baseboard	Condition 3: Actual fungal growth	Remediate to a Condition 1 status

Definitions (from IICRC S520 Standard)

Condition 1 (normal fungal ecology): an indoor environment that may have settled spores, fragments, or traces of actual growth.

Condition 2 (settled spores): an indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.

Condition 3 (actual growth): an indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Data provided in this report are intended to facilitate the assessment process performed by an Indoor Environmental Professional (IEP). The IEP is responsible for final data interpretation and remediation conclusions based on their assessment which may include information on the building history, an inspection, sampling, and laboratory data. Post-remediation verification testing recommended after any remediation.

Madison Zarzecny, Laboratory Manager
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Carrollton, TX AIHA LAP, LLC-EMLAP Accredited #223278, TX 1032

Initial report from: 06/20/2025 10:47:05

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EMSL Order: 112500873
 Customer ID: BTEX42
 Collected:
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 Analyzed: 6/20/2025

Proj: Katie C.

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number:	112500873-0005 B1	112500873-0006 B2			
Client Sample ID:		Sample Location:	Front Entry Drywall	Guest Bedroom Baseboard	
Spore Types	Category	Category	-	-	-
Alternaria (Ulocladium)	Rare	-			
Ascospores	-	-			
Aspergillus/Penicillium++	-	Low			
Basidiospores	-	-			
Bipolaris++	-	-			
Chaetomium++	-	*High*			
Cladosporium	-	-			
Curvularia	-	-			
Epicoccum	-	-			
Fusarium++	-	-			
Ganoderma	-	-			
Myxomycetes++	-	-			
Pithomyces++	Rare	-			
Rust	-	-			
Scopulariopsis/Microascus	-	-			
Stachybotrys/Memnoniella	Rare	-			
Unidentifiable Spores	-	-			
Zygomycetes	-	-			
Nigrospora	Rare	-			
Hyphal Fragment	Rare	Low			
Insect Fragment	-	-			
Pollen	Low	-			
Fibrous Particulate	-	-			

Category: Count/per area analyzed
 Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

High background particulate: A high level of background particulate can obscure fungal matter and lead to underestimation or failure to detect

++ = Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

* = Sample contains fruiting structures and/or hyphae associated with the spores.

- = Not detected.

Madison Zarzecny, Laboratory Manager
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Received: 6/19/2025
Analyzed: 6/20/2025

Proj: Katie C.

Surface Contamination ASSESSMENT Report TM Tape Samples Based on Direct Microscopic Analysis MICRO-SOP-200

Sample Information	Sample Location	Surface Contamination Rating (Referenced in IICRC S520)	Recommended Remedial Action (Referenced in IICRC S520)
Lab Sample #: 112500873-0004 Client Sample ID: C1	Purple Couch	Condition 1: Normal fungal ecology	<input checked="" type="checkbox"/> None Required

Definitions (from IICRC S520 Standard)

- Condition 1 (normal fungal ecology): an indoor environment that may have settled spores, fragments, or traces of actual growth.
- Condition 2 (settled spores): an indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.
- Condition 3 (actual growth): an indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Data provided in this report are intended to facilitate the assessment process performed by an Indoor Environmental Professional (IEP). The IEP is responsible for final data interpretation and remediation conclusions based on their assessment which may include information on the building history, an inspection, sampling, and laboratory data. Post-remediation verification testing recommended after any remediation.

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 Analyzed: 6/20/2025

Proj: Katie C.

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Tape Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number:	112500873-0004				
Client Sample ID:	C1				
Sample Location:	Purple Couch				
Spore Types	Category	-	-	-	-
Alternaria (Ulocladium)	-				
Ascospores	-				
Aspergillus/Penicillium++	Rare				
Basidiospores	-				
Bipolaris++	Rare				
Chaetomium++	Low				
Cladosporium	-				
Curvularia	-				
Epicoccum	-				
Fusarium++	-				
Ganoderma	-				
Myxomycetes++	-				
Pithomyces++	-				
Rust	-				
Scopulariopsis/Microascus	-				
Stachybotrys/Memnoniella	-				
Unidentifiable Spores	-				
Zygomycetes	-				
Nigrospora	Rare				
Hyphal Fragment	Rare				
Insect Fragment	-				
Pollen	-				
Fibrous Particulate	-				

Category: Count/per area analyzed
 Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

High background particulate: A high level of background particulate can obscure fungal matter and lead to underestimation or failure to detect

++ = Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

* = Sample contains fruiting structures and/or hyphae associated with the spores.

- = Not detected.

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3. Understanding the Results

EMSL Analytical, Inc. is an independent laboratory, providing unbiased and scientifically valid results. These data represent only a portion of an overall IAQ investigation. Visual information and environmental conditions measured during the site assessment (humidity, moisture readings, etc.) are crucial to any final interpretation of the results. Many factors impact the final results; therefore, result interpretation should only be conducted by qualified individuals. The American Conference of Governmental Industrial Hygienists (ACGIH) has published a good reference book covering sampling and data interpretation. It is entitled, Bioaerosols: Assessment and Control, 1999.

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish "safe" or "unsafe" levels (i.e., permissible exposure limits).

It is generally accepted in the industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define the conditions warranting mold remediation. Always remember that water is the key. Preventing water damage or water condensation will prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any questions.

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4. Glossary of Fungi

ALTERNARIA(ULOCLADIUM)

Natural Habitat	Common saprobe and pathogen of plants. Typically found on plant tissue, decaying wood, and foods. Soil . Air outdoors.	
Suitable Substrates in the Indoor Environment	Indoors near condensation (window frames, showers), House dust (in carpets, and air). Also colonizes building supplies, computer disks, cosmetics, leather, optical instruments, paper, sewage, stone monuments, textiles, wood pulp, and jet fuel	
Water Activity	Aw =0.85-0.88 (water damage indicator)	
Mode of Dissemination	Wind	
Allergic Potential	Type I allergies (hay fever, asthma), Type III (hypersensitivity pneumonitis)	
Potential or Opportunistic Pathogens	Phaeohyphomycosis {causing cystic granulomas in the skin and subcutaneous tissue}. In immunocompetent patients, Alternaria colonizes the paranasal sinuses, leading to chronic hypertrophic sinusitis	
Industrial Uses	Biocontrol of weed plants ·Biocontrol fungal plant pathogens.	
Potential Toxins Produced	Alternariol (AOH) . Alternariol monomethylether (AME). Tenuazonic acid (TeA). Altenene (ALT). Altertoxins (ATX)	
Other Comments	Many species of Ulocladium have been renamed as Alternaria. Alternaria spores are one of the most common and potent indoor and outdoor airborne allergens. Additionally, Alternaria sensitization has been determined to be one of the most important factors in the onset of childhood asthma. Synergy with Cladosporium or Ulocladium may increase the severity of symptoms	
References	Alternaria redefined. J. Woudenberg et al., Studies in Mycology. Volume 75, June 2013, Pages 171-212	

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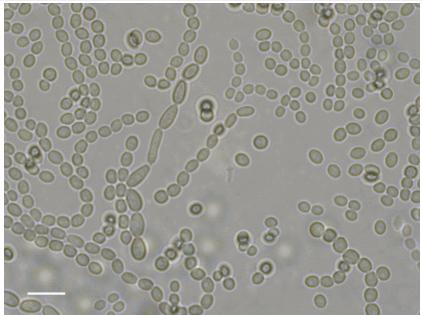
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ASCOSPORES

Natural Habitat	Everywhere in nature.	
Suitable Substrates in the Indoor Environment	Depends on genus and species.	
Water Activity	Depends on genus and species.	
Mode of Dissemination	Forcible ejection or passive release and dissemination by wind or insects.	
Allergic Potential	Depends on genus and species.	
Potential or Opportunistic Pathogens	Depends on genus and species.	
Industrial Uses	Depends on genus and species.	
Potential Toxins Produced	Depends on genus and species.	
Other Comments	Ascospores are the result of sexual reproduction and produced in a saclike structure called an ascus. All ascospores belong to members of the Phylum Ascomycota, which encompasses a plethora of genera worldwide.	

ASPERGILLUS/PENICILLIUM++

Natural Habitat	Plant debris · Seed · Cereal crop	
Suitable Substrates in the Indoor Environment	Grows on a wide range of substrates indoors · Prevalent in water damaged buildings · Foods (blue mold on cereals, fruits, vegetables, dried foods) · House dust · Fabrics · Leather · Wallpaper · Wallpaper glue	
Allergic Potential	Type I (hay fever, asthma) · Type III (hypersensitivity)	
Potential Opportunist or Pathogen	Possible depending on the species.	
Potential Toxins Produced	Possible depending on the species.	
Free moisture required for mold growth	$Aw=0.75-0.94$	
Mode of Dissemination	Wind · Insects	
Industrial Uses	Many depending on the species	
Other comments	Spores of Aspergillus and Penicillium (including others such as Geosmithia, Goidanichella, Nalanthamala, Rasamsonia, Samsoniella, and Talaromyces) are small and spherical with few distinguishing characteristics. They cannot be differentiated by non-viable impaction sampling methods. Some species with very small spores may be undercounted in samples with high background debris.	

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BASIDIOSPORES

Natural Habitat	Forest floors. Lawns .Plants (saprobites or pathogens depending on genus)	
Suitable Substrates in the Indoor Environment	Depends on genus. Wood products	
Water Activity	Unknown.	
Mode of Dissemination	Forcible ejection. Wind currents.	
Allergic Potential	Type I allergies (hay fever, asthma) . Type III (hypersensitivity pneumonitis)	
Potential or Opportunistic Pathogens	Depends on genus.	
Industrial Uses	Edible mushrooms are used in the food industry.	
Potential Toxins Produced	Amanitins. monomethyl-hydrazine. muscarine. ibotenic acid. psilocybin.	
Other Comments	Basidiospores are the result of sexual reproduction and formed on a structure called the basidium. Basidiospores belong to the members of the Phylum Basidiomycota, which includes mushrooms, shelf fungi, rusts, and smuts.	

BIPOLARIS++

Natural Habitat	Plant saprophyte. Plant pathogen of many plants, causing leaf rot, crown rot, and root rot on warm season turf grasses	
Suitable Substrates in the Indoor Environment	House plants, Indoor building materials	
Free moisture required for mold growth	Unknown	
Mode of Dissemination	Wind	
Allergic Potential	Hay fever, asthma. Allergic and chronic invasive sinusitis	
Potential or Opportunistic Pathogens	Invasive sinusitis, disseminated mycoses, peritonitis, keratitis, phaeohyphomycosis	
Potential Toxins	Can potentially produce sterigmatocystin.	
Other Comments	Includes Bipolaris, Drechslera, Exserohilum.	

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Attn: Kyle Reist
 Biotex Inspections
 7618 Dunoon Ave
 Dallas, TX 75248

EMSL Order: 112500873
 Customer ID: BTEX42
 Collected:
 Received: 6/19/2025
 Analyzed: 6/20/2025

Proj: Katie C.

CHAETOMIUM++

Natural Habitat	Dung. Seeds. Soil. Straw. Genera with like spores include Amesia, Arcopilus, Botryotrichum, Collariella, Dichotomopilus, Ovatospora, Subramaniula and others.	
Suitable Substrates in the Indoor Environment	Paper. Sheetrock. Wallpaper.	
Water Activity	$Aw=0.84-0.89$.	
Mode of Dissemination	Wind. Insects. Water splash.	
Allergic Potential	Type I (asthma and hay fever).	
Potential or Opportunistic Pathogens	Onychomycosis. C. perlucidum recognized as a new agent of cerebral phaeohyphomycosis.	
Industrial Uses	Cellulase production, Textile testing.	
Potential Toxins Produced	Chaetomin. Chaetoglobosins A,B,D and F are produced by Chaetomium globosum. Sterigmatocystin is produced by rare species	

CLADOSPORIUM

Natural Habitat	Dead plant matter. Straw. Soil. Woody plants	
Suitable Substrates in the Indoor Environment	Fiberglass duct liner. Paint. Textiles. Found in high concentration in water-damaged building materials.	
Water Activity	$Aw 0.84-0.88$	
Mode of Dissemination	Air	
Allergic Potential	Type I (asthma and hay fever).	
Potential or Opportunistic Pathogens	Edema. keratitis. onychomycosis. pulmonary infections. Sinusitis.	
Industrial Uses	Produces 10 antigens.	
Potential Toxins Produced	Cladosporin and Emodin.	

CURVULARIA

Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.	
Suitable Substrates in the Indoor Environment	Paper, wood products	
Free moisture required for mold growth	Unknown	
Mode of Dissemination	Wind	
Allergic Potential	Hay fever, asthma, allergic fungal sinusitis	
Potential or Opportunistic Pathogens	In immunocompromised patients can cause cerebral abscess, endocarditis, mycetoma, ocular keratitis, onychomycosis, and pneumonia.	

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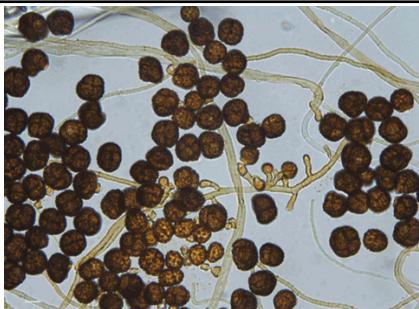
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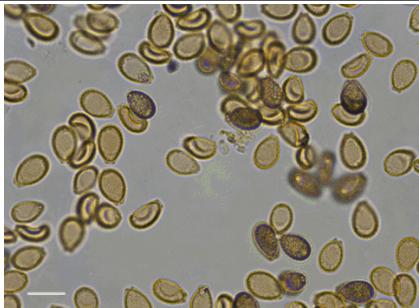
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EPICOCCUM

Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.	
Suitable Substrates in the Indoor Environment	Paper, textiles	
Water Activity	0.86-0.90	
Mode of Dissemination	Wind	
Allergic Potential	Hay fever, asthma	
Potential or Opportunistic Pathogens	Unknown	

GANODERMA

Natural Habitat	Grows on conifers and hardwoods worldwide, causing white rot, root rot, and stem rot.	
Suitable Substrates in the Indoor Environment	Unknown.	
Water Activity	Unknown.	
Mode of Dissemination	Wind.	
Allergic Potential	Ganoderma species are known to cause allergies in people on a worldwide scale.	
Potential or Opportunistic Pathogens	Unknown.	
Industrial Uses	Biopulping of wood for the paper industry. Potential medicinal use due to: 1. Inhibition of Ras dependent cell transformation, 2. Antifibrotic activity, 3. Immunomodulating activity, 4. Free-radicle scavenging	
Potential Toxins Produced	Unknown.	
Other Comments	Used in traditional Chinese medicine as an herbal supplement. It is also known as a "shelf fungus" because the fruiting body forms a stalk-less shelf on the sides of trees and logs. It is sometimes called "artists conk" because when you scratch the white pores of the fruiting body, the white rubs away and exposes the brown hyphae underneath. Thus, pictures can be produced on the fruiting body.	
Reference	References: Craig, R.L., Levetin, E. 2000. Multi-year study of Ganoderma aerobiology. Aerobiologia 16: 75-81. http://www.pfc.forestry.ca/diseases/CTD/Group/Heart/hear_t6_e.html	



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MYXOMYCETES++

Natural Habitat	Decaying logs, Dead leaves , Dung , Lawns , Mulched flower beds, Lawns	
Suitable Substrates in the Indoor Environment	Rotting lumber	
Free moisture required for mold growth	Unknown	
Mode of Dissemination	Insects, Water, Wind	
Allergic Potential	Type I	
Potential or Opportunistic Pathogens	Unknown	
Industrial Uses		
Other Comments	Includes Myxomycetes, Smut, Rust, and Periconia.	

NIGROSPORA

Natural Habitat	Common on live or dead grass, seeds & soil.	
Suitable Substrates in the Indoor Environment	Unknown	
Water Activity	Unknown	
Mode of Dissemination	Forcibly projected.	
Allergic Potential	Type 1 allergies (hay fever, asthma)	
Potential or Opportunistic Pathogens	Keratitis & skin lesions	
Other Comments		

PITHOMYCES++

Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.	
Suitable Substrates in the Indoor Environment	Paper	
Water Activity	Requires high moisture for spore germination	
Mode of Dissemination	Wind	
Allergic Potential	Unknown	
Potential or Opportunistic Pathogens	Mycosis in immunocompromised patients	
Other Comments	Pithomyces++ includes spores of Pithomyces and Pseudopithomyces.	

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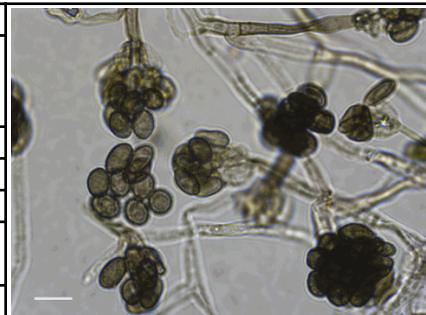
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STACHYBOTRYS/MEMNONIELLA

Natural Habitat	Decaying plant materials and Soil.
Suitable Substrates in the Indoor Environment	Water damaged building materials such as: ceiling tiles, gypsum board, insulation backing, sheet rock, and wall paper. Paper. Textiles.
Water Activity	Aw=0.94
Mode of Dissemination	Insects, Water, and Wind
Allergic Potential	Type I (hay fever, asthma)
Potential or Opportunistic Pathogens	Unknown.
Industrial Uses	Unknown.
Potential Toxins Produced	Mycotoxins produced by Stachybotrys include Roridin A, Roridin E, Roridin H, Roridin L-2, Satratoxin G, Satratoxin H, Isosatratoxin F, Verucarin A, Verucarin J, and Verrucariol.
Other Comments	Stachybotrys and Memnoniella are closely related and many Memnoniella species have been renamed under Stachybotrys. Mycologists are continuing to debate whether Stachybotrys and Memnoniella should be grouped or split apart (see references below). Stachybotrys may play a role in the development of sick building syndrome. The presence of this fungus can be significant due to its ability to produce mycotoxins. Exposure to the toxins can occur through inhalation, ingestion, or skin exposure.
References	Generic hyper-diversity in Stachybotriaceae. L. Lombard et al., Persoonia 36, 2016: 156–246. Overview of Stachybotrys (Memnoniella) and current species status. Y. Wang et al., Fungal Diversity, 2015: DOI: 10.1007/s13225-014-0319-0.



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5. References and Informational Links

Books

- Bioaerosols: Assessment and Control. Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, OH 1999.
- Exposure Guidelines for Residential Indoor Air Quality. Environmental Health Directorate, Health Protection Branch, Health Canada, Ottawa, Ontario, 1989.
- Fungal Contamination in Public Buildings: Health Effects and Investigation Methods. Health Canada, Ottawa, Ontario, 2004.
- IICRC: S500 Standard and Reference Guide for Professional Water Damage Restoration. 3rd Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2006

IICRC: S520 Standard and Reference Guide for Professional Mold Remediation. 1st Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2004

- Field Guide for the Determination of Biological Contaminants in Environmental Samples. 2nd Edition, American Industrial Hygiene Association, 2005.

Consumer Links

Read the full text of AIHA's "The Facts About Mold" consumer brochure.

<https://aiha-assets.sfo2.digitaloceanspaces.com/AIHA/resources/Facts-About-Mold-A-Consumer-Focus-Fact-Sheet.pdf>

The Occupational Safety and Health Administration (OSHA)

<http://www.osha.gov/SLTC/molds/index.html>

CDC Mold Facts

<https://www.cdc.gov/mold-health/about/index.html?>

[CDC AAref Val=https://www.cdc.gov/mold/faqs.htm](https://www.cdc.gov/mold/faqs.htm)

CDC Stachybotrys - Questions and answers on Stachybotrys chartarum and other molds

<https://www.cdc.gov/mold-health/data-research/facts-stats/?>

[CDC AAref Val=https://www.cdc.gov/mold/stachy.htm](https://www.cdc.gov/mold/stachy.htm)

IOM, NAS: Clearing the Air: Asthma and Indoor Air Exposures

<https://www.epa.gov/indoor-air-quality-iaq/should-you-have-air-ducts-your-home-cleaned>

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National Library of Medicine-Mold website
<http://www.nlm.nih.gov/medlineplus/molds.html>

California Department of Health Services (CADOHS)
<https://www.cdph.ca.gov/Programs/cls/dehl/ehl/Pages/AQS/Mold.aspx>

Minnesota Department of Health
<https://www.health.state.mn.us/communities/environment/air/mold/index.html>

New York City Department of Health and Mental Hygiene
<https://www.nyc.gov/site/doh/health/health-topics/mold.page>

EPA

"Should You Have the Air Ducts in Your Home Cleaned?"
<https://www.epa.gov/indoor-air-quality-iag/should-you-have-air-ducts-your-home-cleaned>

General information about molds and actions that can be taken to clean up or prevent a mold problem.
<https://www.epa.gov/mold/mold-cleanup-your-home>

"A Brief Guide to Mold, Moisture, and Your Home" - Includes basic information on mold, cleanup guidelines, and moisture and mold prevention
<https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home>

"Mold Remediation in Schools and Commercial Buildings" - Information on remediation in schools and commercial property, references for potential mold and moisture remediaters.
<https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide>

FEMA

"Homes That Were Flooded May Harbor Mold Problems" - Information and tips for cleaning mold.
<https://www.fema.gov/press-release/20210318/fact-sheet-mold-problems-and-solutions>

"Dealing With Mold & Mildew in Your Flood Damaged Home."
http://www.fema.gov/pdf/rebuild/recover/fema_mold_brochure_english.pdf

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6. Important Terms, Conditions, and Limitations

A. Sample Retention

Samples analyzed by EMSL will be retained for 60 days after analysis date. Storage beyond this period is available for a fee with written request prior to the initial 30 day period.

Samples containing hazardous/toxic substances which require special handling will be returned to the client immediately. EMSL reserves the right to charge a sample disposal fee or return samples to the client.

B. Change Orders and Cancellation

All changes in the scope of work or turnaround time requested by the client after sample acceptance must be made in writing and confirmed in writing by EMSL. If requested changes result in a change in cost the client must accept payment responsibility. In the event work is cancelled by a client, EMSL will complete work in progress and invoice for work completed to the point of cancellation notice. EMSL is not responsible for holding times that are exceeded due to such changes.

C. Warranty

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D. Limits of Liability

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