

Mold Testing
D A L L A S

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Initial Mold Assessment Report

Service Location: [REDACTED]

Prepared For: [REDACTED]

Date of Inspection: May 11, 2026

Assessed By: Ethan Wright, TDLR Certified Mold Assessment Technician

License Number: #MAT1589

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Purpose & Scope of Investigation

Mold Testing Dallas LLC was retained by [REDACTED] to perform a limited mold assessment at the residential property located at [REDACTED]. The assessment was requested due to health symptoms observed in the client's toddler, combined with the discovery of potential water damage behind a shower wall during an ongoing bathroom remodel.

The scope of this assessment included a visual inspection of the entire property for signs of moisture intrusion and microbial growth, collection of environmental air samples, collection of surface swab samples from the area of concern, and recording of environmental conditions. This assessment was conducted in accordance with ASTM D7338-14, Standard Guide for Assessment of Fungal Growth in Buildings.

This report is prepared for the sole use and benefit of [REDACTED]

Property Information

Address: [REDACTED]

Property Type: Single-family residential

Areas of Concern: Unfinished bathroom (remodel in progress) where potential water damage was discovered behind the shower wall; toddler's bedroom due to reported health symptoms

Inspection Conditions

Date & Time: May 11, 2026, beginning at approximately 9:30 AM

Weather: Overcast / cloudy

Exterior Temperature: 66.7°F

Exterior Relative Humidity: 64.1%

Interior Temperature: 70.6°F

Interior Relative Humidity: 65.5%

Findings & Observations

The assessor performed a visual inspection of the entire property, including all accessible rooms, for signs of moisture intrusion, water damage, and visible microbial growth. Moisture readings were obtained throughout the home using a non-invasive moisture meter. All moisture readings returned within normal ranges.

The interior relative humidity was measured at 65.5%, which exceeds the generally recommended threshold of 60% for residential environments. Sustained elevated humidity can create conditions conducive to microbial growth and should be addressed.

The remainder of the home presented no visible signs of active mold growth, water staining, or moisture intrusion. No musty or unusual odors were detected in any area of the property outside the bathroom under renovation.

Area / Location	Observations	Moisture
Unfinished Bathroom (Under Remodel)	The bathroom was in an active state of renovation with the shower wall opened up, exposing wall framing studs, plumbing (PEX and PVC), and exterior sheathing. Some discoloration and debris were observed on the exposed framing members and sheathing material behind the tub area. A surface swab sample was collected from the affected area for laboratory analysis. No active visible mold growth was observed at the time of the inspection. The area appeared dry at the time of assessment.	Normal
Toddler's Bedroom	No visible signs of mold growth, water staining, or moisture damage were observed. The room appeared clean and well-maintained. An indoor air sample (spore trap) was collected in this room to evaluate airborne fungal spore levels due to the client's concern about the child's health symptoms.	Normal
Remainder of Home	A visual inspection and moisture survey of all other accessible areas of the home was performed. No visible signs of active mold growth, water damage, or moisture intrusion were observed. All moisture readings were within normal limits.	Normal

Sampling Summary

A total of three (3) samples were collected during this assessment: one (1) outdoor baseline air sample, one (1) indoor air sample, and one (1) surface swab sample. Air samples were collected using spore trap cassettes (Air-O-Cell) at a calibrated flow rate of 15 liters per minute for 5 minutes each, yielding a sample volume of 75 liters per sample. All samples were submitted to [REDACTED] [REDACTED] [REDACTED] [REDACTED] for analysis.

Air samples were analyzed via optical microscopy in accordance with ASTM Designation D7391-17 (Modified). The surface swab sample was analyzed via direct microscopic examination in accordance with [REDACTED]

Sample #	Type	Location	Results Summary
1	Spore Trap (Air-O-Cell)	Outdoor Air (Baseline Control)	Total fungal structures: >34,000 s/m ³ . Dominated by Basidiospores (>28,000 s/m ³) and Ascospores (>4,500 s/m ³), with Cladosporium (600 s/m ³), Alternaria (43 s/m ³), and other common environmental species. This is consistent with typical outdoor air in the Dallas-Fort Worth area.
2	Spore Trap (Air-O-Cell)	Toddler's Bedroom (Indoor Air)	Total fungal structures: 600 s/m ³ . Basidiospores (380 s/m ³), Cladosporium (130 s/m ³), Myxomycetes/Periconia/Smut/Rust (43 s/m ³), Hyphal Fragments (43 s/m ³). All species detected are common environmental molds. Indoor concentration is significantly lower than the outdoor baseline. No Stachybotrys, Chaetomium, Aspergillus/Penicillium, or other indicator species were detected.
3	Surface Swab (Direct Exam)	Unfinished Bathroom — Framing Behind Shower Wall	Minor ratings for: Basidiospores, Cladosporium, Myxomycetes/Periconia/Smut/Rust, Nigrospora, and Hyphal Fragments. All detected species received a 'Minor' rating (1 or fewer structures per field of view), indicating trace levels of common environmental molds consistent with normal settled dust. No Stachybotrys, Chaetomium, Aspergillus/Penicillium, or other indicator species were detected.

When evaluating this report, please refer to [REDACTED]

Conclusions

Based on the findings of this assessment, the indoor air quality at [REDACTED] does not indicate elevated levels of airborne fungal spores. The indoor air sample collected in the toddler's

bedroom returned a total concentration of 600 s/m³, which is significantly lower than the outdoor baseline of >34,000 s/m³. The types of mold detected indoors (Basidiospores, Cladosporium, Myxomycetes) are common environmental species typically found in outdoor air and do not suggest an indoor mold source.

The surface swab collected from the exposed framing behind the shower wall in the unfinished bathroom returned only 'Minor' ratings across all detected species. The species identified (Basidiospores, Cladosporium, Myxomycetes, Nigrospora) are common environmental molds, and the low ratings are consistent with normal settled dust and ambient spore deposition rather than active mold growth. No indicator species such as Stachybotrys or Chaetomium were detected in any sample.

The interior relative humidity was measured at 65.5%, which exceeds the recommended threshold of 60% for residential environments. While no active mold growth was observed at the time of inspection, sustained elevated humidity can promote microbial growth over time and should be addressed.

Overall, the laboratory results and visual observations do not indicate the presence of an active mold problem at the property at the time of this assessment. The client is advised to address the elevated indoor humidity and to consult with a physician regarding the toddler's health symptoms, as health concerns related to mold exposure are outside the scope of this assessment.

Recommendations

- Address the elevated indoor relative humidity. The interior RH was measured at 65.5%, which exceeds the recommended maximum of 60% for residential environments. Running a dehumidifier is recommended to bring the interior humidity to an acceptable level and maintain it below 60%.
- Have the HVAC system and ductwork professionally evaluated and cleaned. Regular HVAC maintenance helps ensure proper air circulation and filtration, and can reduce the accumulation of dust and biological particulates throughout the home.
- During the ongoing bathroom remodel, ensure all materials are thoroughly dry before closing up wall cavities. Any water-damaged or deteriorated materials discovered during the remodel should be removed and replaced.
- Monitor the property for any signs of new moisture intrusion, including water staining, discoloration, musty odors, or [REDACTED] nsation on surfaces. Promptly address any water leaks or intrusion events.
- Consult with a qualified physician regarding the toddler's health symptoms. Health-related questions about mold exposure should be directed to a medical professional familiar with environmental health.
- The Texas Department of Licensing and Regulation (TDLR) Consumer Mold Information Sheet is included as an appendix to this report for the client's reference.

Inspection Photos



Photo 1: Outdoor air sampling station — spore trap cassette mounted on tripod at the property exterior. Sample 1 (outdoor baseline control).



Photo 2: Exterior environmental conditions — Protmex HT607 hygrometer reading 66.7°F temperature, 64.1% relative humidity, 54.2°F dew point.

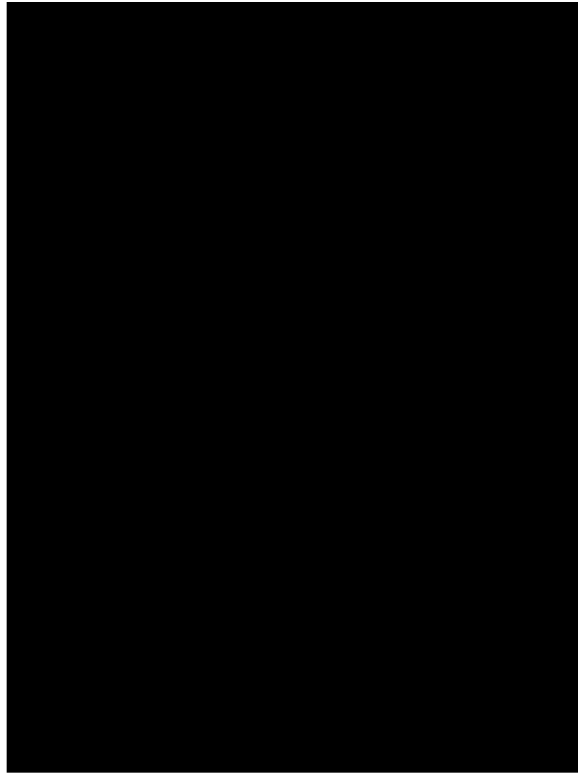


Photo 3: Interior environmental conditions (toddler's bedroom) — Protmex HT607 hygrometer reading 70.6°F temperature, 65.5% relative humidity, 58.5°F dew point.

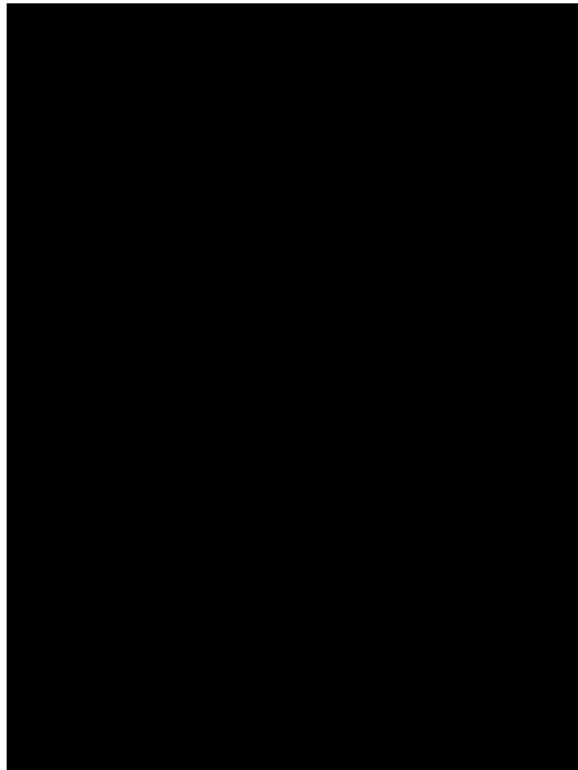


Photo 4: Indoor air sampling station — spore trap cassette mounted on tripod in the toddler's bedroom. Sample 2 (indoor air).



Photo 5: Unfinished bathroom — exposed wall framing, plumbing (PEX and PVC), and exterior sheathing behind the shower area during active remodel.



Photo 6: Surface swab sample collection (Sample 3) — swab applied to exposed framing and sheathing near tub/plumbing area in unfinished bathroom.



Photo 7: Close-up of lower wall cavity in unfinished bathroom — swab sampling area showing foundation and framing at tub base. Minor dust and debris observed; no visible active mold growth.

Limitations & Disclaimers

All professional opinions presented in this report are based solely on the scope of work conducted. The data presented in this report by Mold Testing Dallas LLC was collected and analyzed using generally accepted industry methods and practices at the time the report was generated, in accordance with ASTM D7338-14.

This report is based on limited information obtained during the assessment. The scope of this investigation was limited to non-invasive visual observations, moisture meter testing, and the collection of samples as described herein. No assumptions should be made regarding areas outside the investigation scope based on the information in this report.

Latent and/or concealed defects and damages (such as areas within wall cavities, ceiling cavities, behind and underneath cabinetry, behind mirrors, and similar concealed spaces) are excluded from this report. Hidden water damage and mold growth may exist in those areas and should be considered by the client and any remediation contractor.

It is important to understand that changes in occupancy, renovations performed, maintenance procedures, and many other factors can have a significant effect on the indoor environment of a property. The results of these tests and observations are considered a "snapshot in time" and represent conditions only at the time of testing or when observations occurred.

No inferences regarding other conditions, locations, or materials, at a later or earlier time, may be made based on the contents of this report. No warranty is made, as this report is based on professional opinion, except for the laboratory report analysis provided by the accredited testing laboratory.

Fungi are living organisms that can grow and are ubiquitous in the environment. The effect of water damage can increase over time. Conditions may change between the date of this assessment and any future remediation or follow-up activities.

This report was prepared for the sole use of the client named herein. The use of this report by anyone other than the client or Mold Testing Dallas LLC is strictly prohibited without prior written consent. Portions of this report may not be used separately from the entire report.

Health-related questions regarding mold exposure must be addressed by a qualified physician who is familiar with microbial exposure. This report is not intended to render medical judgments.

Mold Testing Dallas LLC reserves the right to revise opinions and conclusions if necessary and warranted by the discovery of new or additional information.

Appendices

A. Laboratory Report

The complete laboratory analysis report from [REDACTED] is attached separately or was provided alongside this report.

B. Standards & References

- ASTM D7338-14 — Standard Guide for Assessment of Fungal Growth in Buildings
- IICRC S520-2024 — Standard for Professional Mold Assessment and Response
- OSHA 29 CFR 1910.134 — Respiratory Protection
- Texas Occupations Code Chapter 1958 — Mold Assessors and Remediators
- 16 TAC Chapter 78 — Mold Related Activities

C. Inspector Credentials

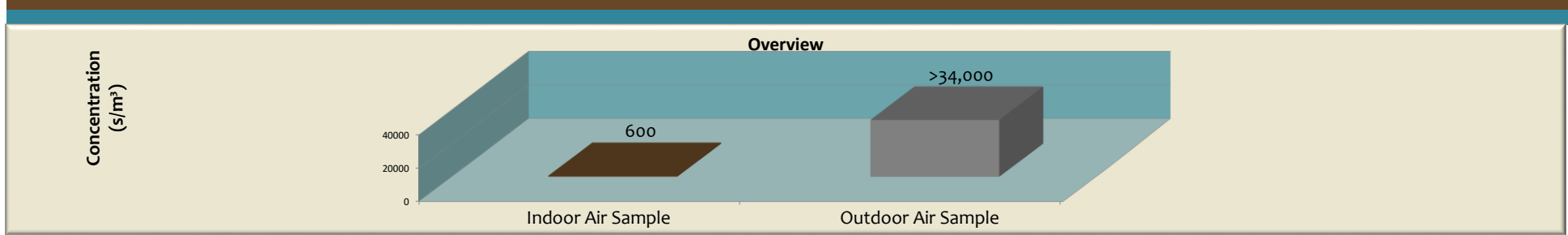
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CLIENT INFORMATION: PROJECT INFORMATION:
 Mold Testing Dallas
 440 Beacon Hill
 Coppell, Texas 75019
 Project No.: Not Provided

Snapshot

Test Code 1: Spore Trap -fungal limited
 Analysis Method: ASTM Designation D7391-17 (Modified)

This report contains the following sections: Cover, Snapshot, Report, FAQ, and Glossary



Location to Reference Comparison

Identification	Indoor Air Sample	
	Raw	s/m³
Sample Number	2	
Volume (L)	75	
Alternaria	-	-
Ascospores, non-specified	-	-
Basidiospores, non-specified	9	380
Cladosporium	3	130
Hyphal Fragments	1	43
Myxomycetes/Periconia/Smut/Rust	1	43
Non-specified spore	-	-
Total Fungal Structures	14	600
Non-Microbial Debris Field Rating	Light	

Compares

- ☞
- ☞
- ☞
- ☞
- ☞
- ☞
- ☞

Outdoor Air Sample	
Raw	s/m³
1	
75	
1	43
>100	>4,500
>100	>28,000
14	600
1	43
1	43
2	85
>220	>34,000
Light	

Submitted By: Ethan Wright | Submittal Date: 5/11/2026 10:28:00 AM | Report Date: 5/12/2026 | Lab Job No.: [REDACTED] | [REDACTED]

If a structure is not listed, or listed with a (-), it was not observed in the sample(s) submitted. Debris rating estimates the total non-fungal particle load on the sample. Ratings of None Detected, Trace (>0 to 5%), Light (>5% to 25%), Moderate (>25% to 75%), Heavy (>75% to 90%), and Occluded (>90%) are used. A rating of Light or higher may have a higher number of structures present than indicated. The higher the rating, the greater the negative bias. A rating of Occluded makes quantitative results impossible; instead, any structures detected will be marked as Detected.

Concentrations are rounded to two significant figures. The 'total' field may not add up to sum of individual types due to this rounding. The maximum raw count is 100 due to stopping rules. The calculated concentration for a 100 raw count sample will vary depending on the traverse in which the stopping rule was applied. Sample volumes are provided by the customer and impact the validity of structure concentrations. Yellow highlighted concentrations are higher than the reference. Samples received and analyzed by [REDACTED]





Project No.: Not Provided

Report

Test Code 1: Spore Trap -fungal limited

Analysis Method: ASTM Designation D7391-17 (Modified)



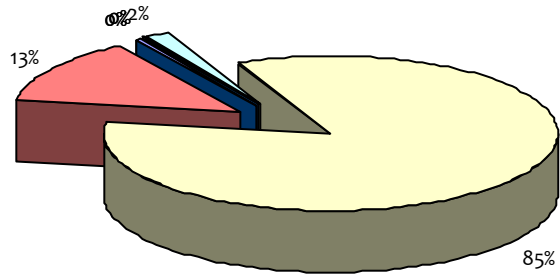
This test report contains the following sections: Cover, Snapshot, Report, FAQ, and Glossary

Sample No: 1	Sample Type: Air-O-Cell	Analysis Date: 5/12/2026	Sample Start Time:
Location: Outdoor Air Sample	Volume (L): 75	% Sample Analyzed**: 31.25%	Sample Stop Time:

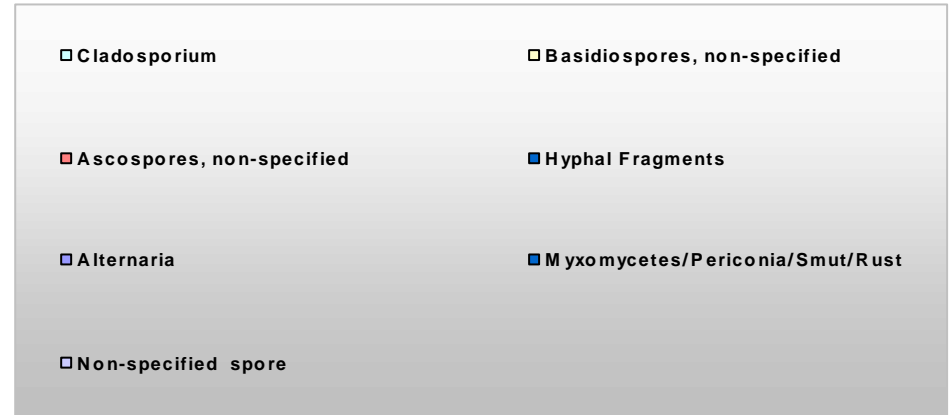
Identification	Raw Count	Concentration (s/m ³)*	Analytical Sensitivity (s/m ³)*	Identification	Raw Count	Concentration (s/m ³)*	Analytical Sensitivity (s/m ³)*
Alternaria	1	43	43	Ascospores, non-specified	>100	>4,500	45
Basidiospores, non-specified	>100	>28,000	280	Cladosporium	14	600	43
Myxomycetes/Periconia/Smut/Rust	1	43	43	Non-specified spore	2	85	43
Hyphal Fragments	1	43	43				
Total Fungal Structures/m³*:		>34,000					



Non-Microbial Debris Field Rating

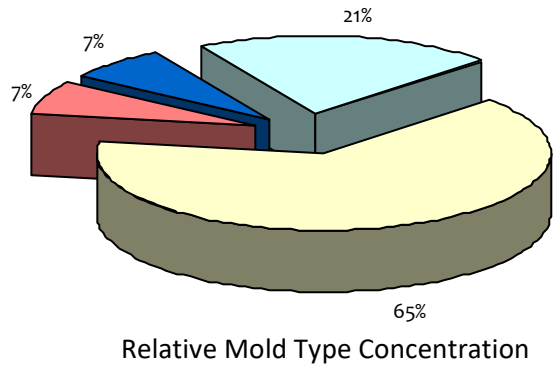


Relative Mold Type Concentration



Sample No: 2	Sample Type: Air-O-Cell	Analysis Date: 5/12/2026	Sample Start Time:
Location: Indoor Air Sample	Volume (L): 75	% Sample Analyzed**: 31.25%	Sample Stop Time:

Identification	Raw Count	Concentration (s/m ³)*	Analytical Sensitivity (s/m ³)*	Identification	Raw Count	Concentration (s/m ³)*	Analytical Sensitivity (s/m ³)*
Basidiospores, non-specified	9	380	43	Cladosporium	3	130	43
Myxomycetes/Periconia/Smut/Rust	1	43	43				
Hyphal Fragments	1	43	43				
Total Fungal Structures/m³*:		600					



Tech Notes:

Submitted By: Ethan Wright | via: Hand Delivered | Submittal Date: 5/11/2026 10:28 | Sample Date: | Analysis Date: 5/12/2026 | Report Date: 5/12/2026 | Lab Job No.: [REDACTED]

If a structure is not listed, it was not observed in the sample(s) submitted. Debris rating estimates the total non-fungal particle load on the sample. Ratings of Non Detected, Trace (>0 to 5%), Light (>5% to 25%), Moderate (>25% to 75%), Heavy (>75% to 90%), and Occluded (>90%) are used. A rating of Light or higher may have a higher number of structures present than indicated. The higher the rating, the greater the negative bias. A rating of Occluded makes quantitative results impossible: any structures detected will be marked as Detected. Concentrations are rounded to two significant figures. The 'total' field may not add up to the sum of individual types due to this rounding. The maximum raw count is 100 due to stopping rules. The calculated concentration for a 100 raw count sample will vary depending on the traverse in which the stopping rule was applied. Sample volumes are provided by the customer and impact the validity of structure concentrations. * s/m³ is structures/m³. A structure is the analyte of interest chosen by the client. **Refers to percent of sample in which structures are enumerated. If you have any questions regarding count rules, please call the lab. Samples received and analyzed by [REDACTED]



CLIENT INFORMATION
Mold Testing Dallas
440 Beacon Hill
Coppell, Texas 75019

PROJECT INFORMATION



Project No.: Not Provided

Report

Test Code 3: Direct Exam -fungal limited

Analysis Method: Internal SOP M-3



This test report contains the following sections: Cover, Report, FAQ, and Glossary

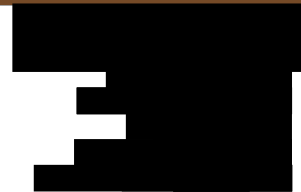
Sample No: 3	Analysis Date: 5/12/2026	Sample Type: Swab
Location: Unfinished Bath Swab		

<u>Identification</u>	<u>Rating</u>
Basidiospores, non-specified	Minor
Cladosporium	Minor
Myxomycetes/Periconia/Smut/Rust	Minor
Nigrospora	Minor
Hyphal Fragments	Minor

Tech Notes:

Submitted By: Ethan Wright | via: Hand Delivered | Submittal Date: 5/11/2026 10:28 | Sample Date: 5/11/2026 | Analysis Date: 5/12/2026 | Report Date: 5/12/2026 | Lab Job No.: [REDACTED] | [REDACTED]

Results apply only to samples tested. Results may not be reproduced except in full without written approval of [REDACTED]. All samples were received in acceptable condition unless noted in the Tech Notes section. [REDACTED] assumes no responsibility for sample collection or handling prior to receipt at the laboratory. Field blank correction of results is not applied. Rating is based on the average Qualified Structures (QS) per Field of View (FV). A QS is the analyte of interest chosen by the client. No Mold Detected (0 QS), Minor (1 QS/FV or less), Moderate (>1 to 3 QS/FV), and Heavy (>3 QS/FV) ratings are used. QS observed from the samples submitted are listed on this report. If a QS is not listed, it was not observed in the samples submitted. This report does not express or imply interpretation of the results contained herein. Samples received and analyzed by [REDACTED]





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
