

Limited Mold Assessment Lakeview MS Library

Treadway, David <treadwayd@lisd.net>

Tue 1/18/2022 8:29 AM

To: Deister, Beri <deisterbl@lisd.net>; Samples, Sharla <sampless@lisd.net>; Jones, Victor <jonesv@lisd.net>; Powell, Patricia <powellp@lisd.net>

Cc: Hughes, Jason <hughesjk@lisd.net>; Jones, Steven <jonessa@lisd.net>; Cashman, Jinger <cashmans@lisd.net>

Dr. Deister,

Good morning. I am sending this email to follow up with the results of the limited mold assessment that was requested for the Library. The assessment was conducted on December 22, 2021, by Ensolum LLC. It is typically assumed that the indoor spore levels in an area with filtered or air-conditioned air, and activity levels associated with schools, average below the outdoor levels. Data from the airborne mold/fungi sampling indicated that the total indoor concentration of mold/fungi in the library was 8.9% of the outdoor levels. Utilizing this theory, the indoor concentrations were well within the acceptable guidelines for areas with filtered or air-conditioned air at the time of the assessment. The full report will be available on the LISD website. If you have any questions or any other environmental concerns, please feel free to contact me.

Sincerely,

David Treadway

David Treadway

LISD Environmental Coordinator

Facility Services Department



ENSOLUM

December 28, 2021

Lewisville Independent School District
340 Lake Haven
Lewisville, Texas 75057
Attn: David Treadway

Re: Limited Mold Assessment
Lakeview Middle School Library
4300 Keys Drive
The Colony, Texas 75056
Ensolum Project No. 01A1288155

Ensolum, LLC (Ensolum) was retained to perform limited mold assessment services within the Lakeview Middle School Library located at 4300 Keys Drive in The Colony, Texas. Enclosed is the report, including analytical data.

Ensolum appreciates this opportunity to be of service and looks forward to our continued work together. Please contact the undersigned with any questions or concerns you may have.

Sincerely,

Darren G. Bowden
Principal
MAC0321 EXP: 2/15/2022

1.0 INTRODUCTION

Ensolum was retained by David Treadway, LISD, to complete a Limited Mold Assessment within the Lakeview Middle School Library located at 4300 Keys Drive in The Colony, Texas. The purpose of this investigation was to determine if elevated concentrations of airborne fungal spores and structures were present within the above-referenced areas. Ensolum completed the on-site investigation on December 22, 2021. The Limited Mold Assessment was performed in response to a complaint of possible indoor air quality issues within specific areas.

2.0 PROCEDURE

Ensolum visually inspected accessible areas of the Technology Information/Skyward Area. No water damage or odors were observed in the following locations:

VISIBLE WATER DAMAGE		
LOCATION	DATE	EXPLANATION
Library	12-22-2021	Visible water damage was observed on ceiling tiles and sheetrock wall below HVAC registers in the library

Following the inspection of potential water-damaged building materials, Ensolum conducted a moisture investigation in the identified areas to determine if nonvisible water-damaged materials and other building materials within the investigation area were present. The moisture investigation was completed with a GE Protimeter BLD5364 moisture meter on accessible porous and semi-porous building materials in each area of concern. At the time of investigation, monitored building materials did not exhibit elevated moisture concentrations in comparison with similar and non-affected building materials in the structure and standard scientific guidelines.

Representative Relative Humidity readings were collected and recorded using an Extech Instruments Humidity / Temperature Pen. Measurements recorded during the investigation are listed in the chart below:

TEMPERATURE, RELATIVE HUMIDITY & SPECIFIC HUMIDITY				
LOCATION	DATE	Temperature: F	Relative Humidity	Specific Humidity
Library	12-22-2021	57.7	55.5	39.26
Outdoor 1	12-22-2021	65.1	52.6	46.20
Outdoor 2	12-22-2021	67.0	44.9	44.38

Area air samples were collected with Allergenco-D spore trap cassettes and analyzed for airborne fungal spores and structures. Samples were collected at a rate of 15 liters per minute. Indoor air sample(s) were collected for a five (5) minute period (75 liters) at a height of approximately five (5) feet above finished floor (AFF). Outdoor air samples were collected for a five (5) minutes period (75 liters) at a height of approximately five (5) feet above level ground. American Conference of Governmental Industrial Hygienists (ACGIH) guidelines were followed for the sample collection. Fungal air samples were collected in the following areas:

SPORE TRAP LOCATIONS	
SAMPLE NUMBER	LOCATION
30989	Library
341003	Outdoor 1
330997	Outdoor 2

3.0 RESULTS

Currently, there are no regulatory standards for airborne fungal contamination. Therefore, results of the fungal analysis are compared against scientific guidelines. Bioaerosol samples are evaluated by comparing the indoor samples against the outdoor sample. The same types of fungi should be found in both the indoor and outdoor samples.

Should higher fungal concentrations occur in the indoor sample(s) or complaint areas, this generally indicates there is a source of fungal growth in the area. The types of fungi are also evaluated-the same types/genus of fungi should be present in both the indoor/complaint and outdoor/non-complaint samples.

The results of the fungal air samples collected were evaluated. Air testing performed using spore traps found that airborne mold spores within the Technology Information/Skyward Area were considerably lower and were qualitatively like those measured outside of the building at the time the sampling was performed.

CONCLUSIONS

Based on ENSOLUM's limited assessment and the analytical results, it appears that the indoor air quality, as it relates to airborne fungi, was within recommended guidelines on the day of the assessment.

APPENDIX A

ANALYTICAL DATA



IAQ Mold Report

Summary

TDLR License No.: LAB0117

AIHA EMPAT ID: 102577

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client : Ensolum, LLC**Project :** Lakeview Middle School Library**Project # :** 01A 1288155**Sample Type:** Spore Trap, Non-cultured**Test Method:** Mold: MLQ - 0112 - Standard Profile**Lab Job No. :** 21F-15878**Report Date :** 12/27/2021**Sample Date:** 12/22/2021**Spore Trap Type:** Allergenco D

Page 1 of 2

On 12/22/2021, three (3) samples were submitted by Colton Turner of Ensolum, LLC (located at 2351 W. Northwest Hwy Suite #1203, Dallas, TX 75220) for Spore Trap, Non-cultured mold analysis. This report consists of three sections; a summary section, a data detail section, and an analytical notes section.

Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter
30989	75	Library	Basidiospores Aspergillus / Penicillium Cladosporium Hyphal / Spore Fragments - Dematiaceous Ascospores Myxomycete / Periconia / Rust / Smut Total:	200 38% 147 28% 93 18% 40 8% 27 5% 13 2% 520 100%
341003	75	Outdoor 1	Basidiospores Cladosporium Aspergillus / Penicillium Ascospores Hyphal / Spore Fragments - Dematiaceous Myxomycete / Periconia / Rust / Smut Nigrospora Cercospora / Pseudocercospora Coprinus group Torula Alternaria Total:	1413 44% 1026 32% 267 8% 227 7% 107 3% 67 2% 67 2% 13 <1% 13 <1% 13 <1% 13 <1% 3226 100%



IAQ Mold Report

Summary

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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter
330997	75	Outdoor 2 * See Analytical Notes report for further details	Basidiospores Cladosporium Ascospores Aspergillus / Penicillium Hyphal / Spore Fragments - Dematiaceous Myxomycete / Periconia / Rust / Smut Nigrospora Coprinus group Alternaria Total:	2914 70% 493 12% 387 9% 200 5% 67 2% 27 <1% 27 <1% 27 <1% 13 <1% 4155 100%

This report shall not be reproduced except in full, without approval of the laboratory. Data contained in this test report relates only to the samples tested. This report does not express or imply interpretation of the results contained herein. Interpretation should be made by a qualified professional. Moody Labs assumes no responsibility for the manner in which these samples were collected or handled prior to being received at this laboratory. Volume, area, and/or weight is provided by the customer. Moody Labs assumes no responsibility for the qualifications of personnel performing sampling and/or interpretations of this data.

Analyst(s): Anshu Singh

Lab Director : Heather Lopez

Lab Director : Bruce Crabb

Approved Signatory : _____

Approved Signatory : _____

Thank you for choosing Moody Labs

SMLMS v13.62



IAQ Mold Report

Data Detail

TDLR License No.: LAB0117

AIHA EMPAT ID: 102577

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client : Ensolum, LLC**Project :** Lakeview Middle School Library**Project # :** 01A 1288155**Sample Type:** Spore Trap, Non-cultured**Test Method:** Mold: MLQ - 0112 - Standard Profile**Lab Job No. :** 21F-15878**Report Date :** 12/27/2021**Sample Date:** 12/22/2021**Spore Trap Type:** Allergenco D

This report consists of three sections; a summary section, a data detail section, and an analytical notes section. Results may not be reported except in full.

Sample ID:	30989					341003					330997				
Location:	Library					Outdoor 1					Outdoor 2				
Media Expires On:	Sep 2022					Sep 2022					Sep 2022				
Notes Included:											See Analytical Notes				
Volume:	75					75					75				
	raw ct	RL	spores/m³	%total	spores/m³ SF	raw ct	RL	spores/m³	%total	spores/m³ SF	raw ct	RL	spores/m³	%total	spores/m³ SF
Alternaria						1	13	13	<1%	10	1	13	13	<1%	10
Ascospores	2	13	27	5%	30	17	13	227	7%	230	29	13	387	9%	390
Aspergillus / Penicillium	11	13	147	28%	150	20	13	267	8%	270	15	13	200	5%	200
Basidiospores	15	13	200	38%	200	106	13	1413	44%	1400	102	29	2914	70%	2900
Cercospora / Pseudocercospora						1	13	13	<1%	10					
Chaetomium															
Cladosporium	7	13	93	18%	90	77	13	1026	32%	1000	37	13	493	12%	490
Coprinus group						1	13	13	<1%	10	2	13	27	<1%	30
Hyphal / Spore Fragments - Dematia	3	13	40	8%	40	8	13	107	3%	100	5	13	67	2%	70
Hyphal / Spore Fragments - Hyaline															
Myxomycete / Periconia / Rust / Sm	1	13	13	2%	10	5	13	67	2%	70	2	13	27	<1%	30
Nigrospora						5	13	67	2%	70	2	13	27	<1%	30
Stachybotrys															
Torula						1	13	13	<1%	10					
TOTALS	39		520	100%	520	242		3226	100%	3200	195		4155	100%	4200
Analyst	Anshu Singh					Anshu Singh					Anshu Singh				
Analysis Date	12/27/2021					12/27/2021					12/27/2021				
Debris Rating	2					2					2				
Debris Composition															
Fibers	1/5					1/5					1/5				
Inorganic/Other	2/5					2/5					2/5				
Insect Parts	0/5					0/5					0/5				
Pollen	1/5					1/5					0/5				
Skin/Dander	1/5					1/5					1/5				

End of Data Detail section

21F-15878

SMLMS v13.62



IAQ Mold Report

Analytical Notes

TDLR License No.: LAB0117

AIHA EMPAT ID: 102577

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client : Ensolum, LLC

Project : Lakeview Middle School Library

Project # : 01A 1288155

Sample Type: Spore Trap, Non-cultured

Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 21F-15878

Report Date : 12/27/2021

Sample Date : 12/22/2021

Spore Trap Type: Allergenco D

Page 1 of 2

This report consists of three sections; a summary section, a data detail section, and an analytical notes section. Results may not be reported except in full.

Samples Analyzed

Sample No: 330997 : Outdoor 2

Notes: Please note: the minimum reporting limit for Basidiospores is 29 spores / cubic meter. When comparing results to other samples, use calculated results, not raw numbers.

Field Blanks

No discernable field blanks were submitted with this set of samples.

NOTE: All remaining samples suitable for analysis.

Methods

Method: MLQ - 0112 / ASTM D7391: Categorization and Quantification of Airborne Fungal Structures in an Inertial Impaction.

Sample by Optical Microscopy.

Samples are read at 100% under 400x magnification unless noted. Partial readings may be employed when concentrations are elevated. Use final spore concentrations, not raw spore counts, for interpretation of results.

Calculation: Spores/cubic meter = (Raw spore count)*(RL)

Note: RL (Reporting Limit) is based upon 1 raw spore count.

Moody Labs recommends two significant figures for calculated values based on ASTM D7391.

This report must not be used by the customer to claim product certification, approval, or endorsement by AIHA, ISO, or any agency of the Federal Government.

Debris Rating Key

0 - No linear trace detected

1 - Trace particulate/debris

2 - Light particulate/debris

3 - Moderate particulate/debris

4 - Substantial particulate/debris

5 - Extensive particulate/debris

6 - Field blank

10 - Hold Sample

11 - Modified Analysis per Client Instructions

NOTE: Particulate/debris are defined as skin, fibers, pollen grains, insect parts, fungal and/or other non-fungal particles.



IAQ Mold Report

Analytical Notes

TDLR License No.: LAB0117

AIHA EMPAT ID: 102577

2051 Valley View Lane

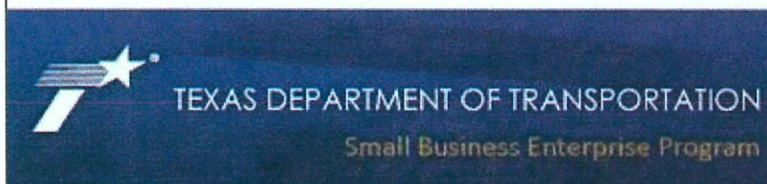
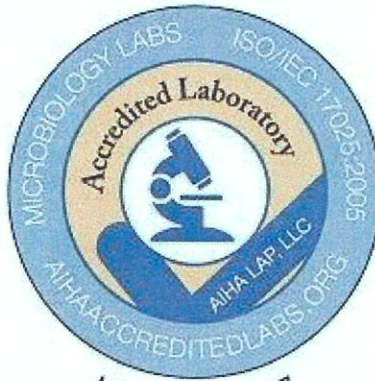
Farmers Branch, TX 75234 Phone: (972) 241-8460

Client : Ensolum, LLC
Project : Lakeview Middle School Library
Project # : 01A 1288155
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 21F-15878
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Page 2 of 2

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End of Analytical Notes section
21F-15878

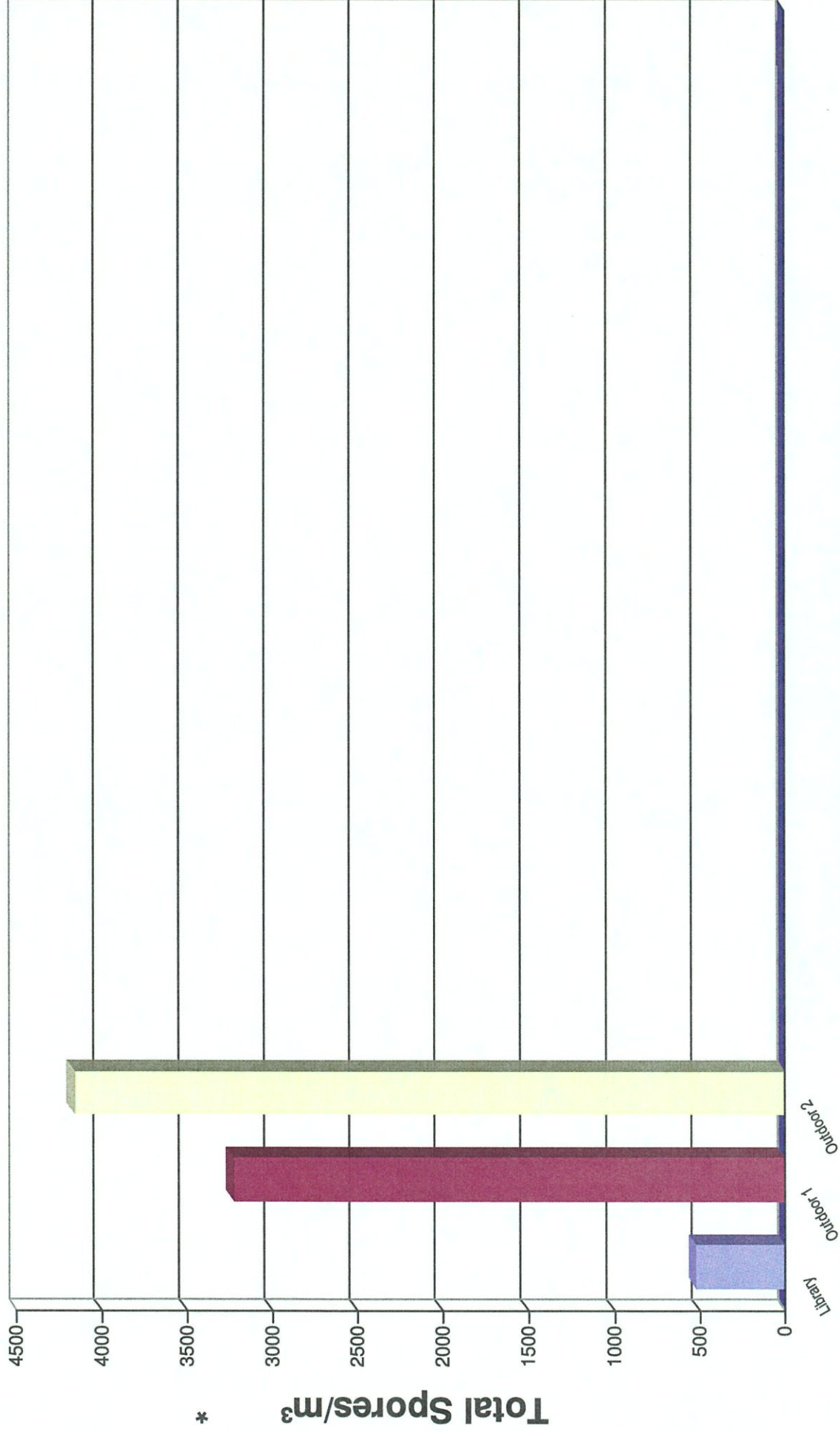
IAQ Mold Report

Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Moody Labs
2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

Client : Ensolum, LLC
Project : Lakeview Middle School Library
Project # : 01A 1288155
Lab Job No. 21F-15878
Report Date 12/27/2021
Sample Date : 12/22/2021





2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

IAQ Mold Report Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC

Project : Lakeview Middle School Library

Project # : 01A 1288155

Lab Job No. 21F-15878

Report Date 12/27/2021

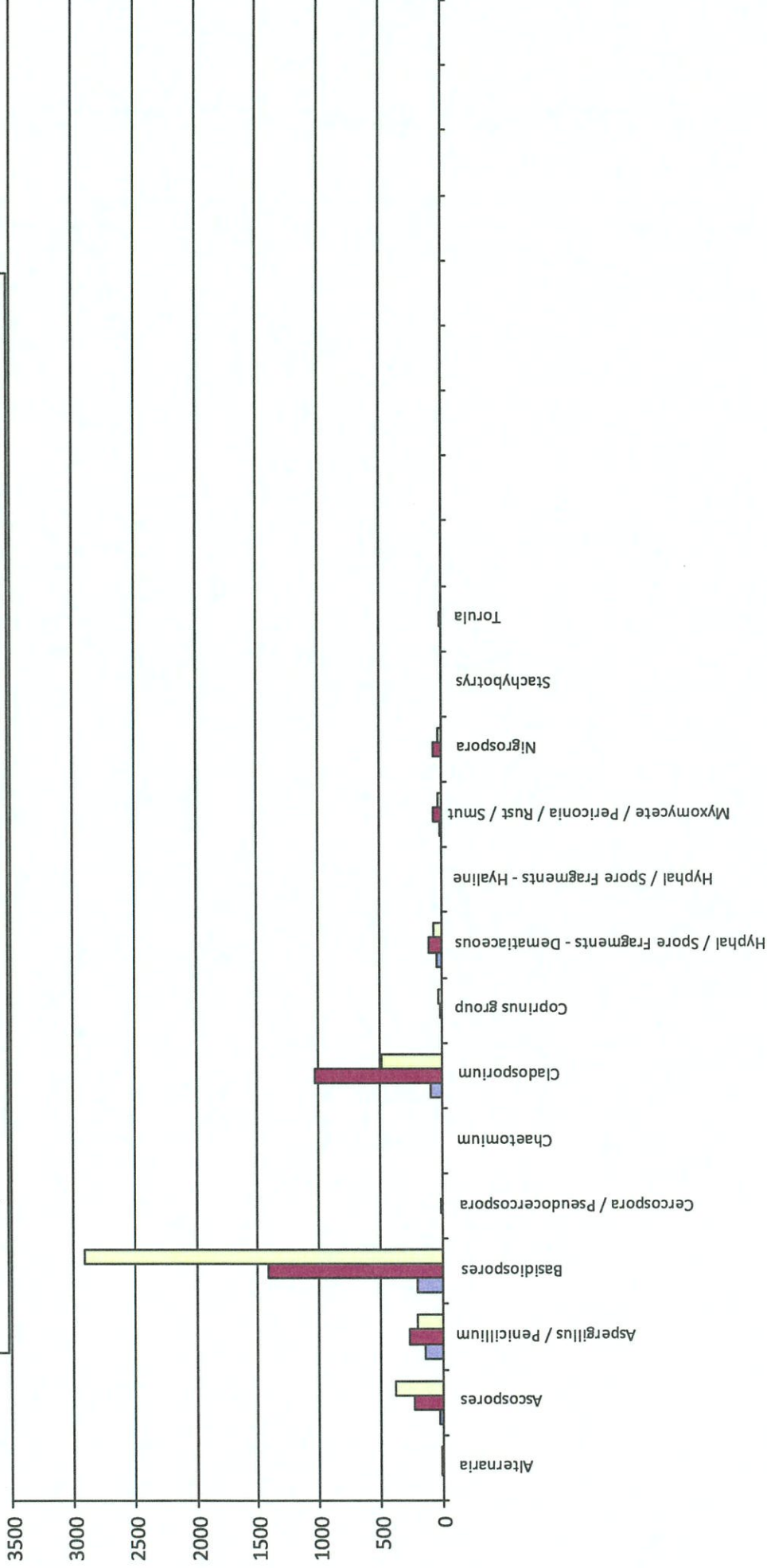
Sample Date : 12/22/2021

Library

■ Sample

■ Average Reference 1

■ Average Reference 2



Average Reference 1 = Outdoor 1

Average Reference 2 = Outdoor 2



2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

IAQ Mold Report

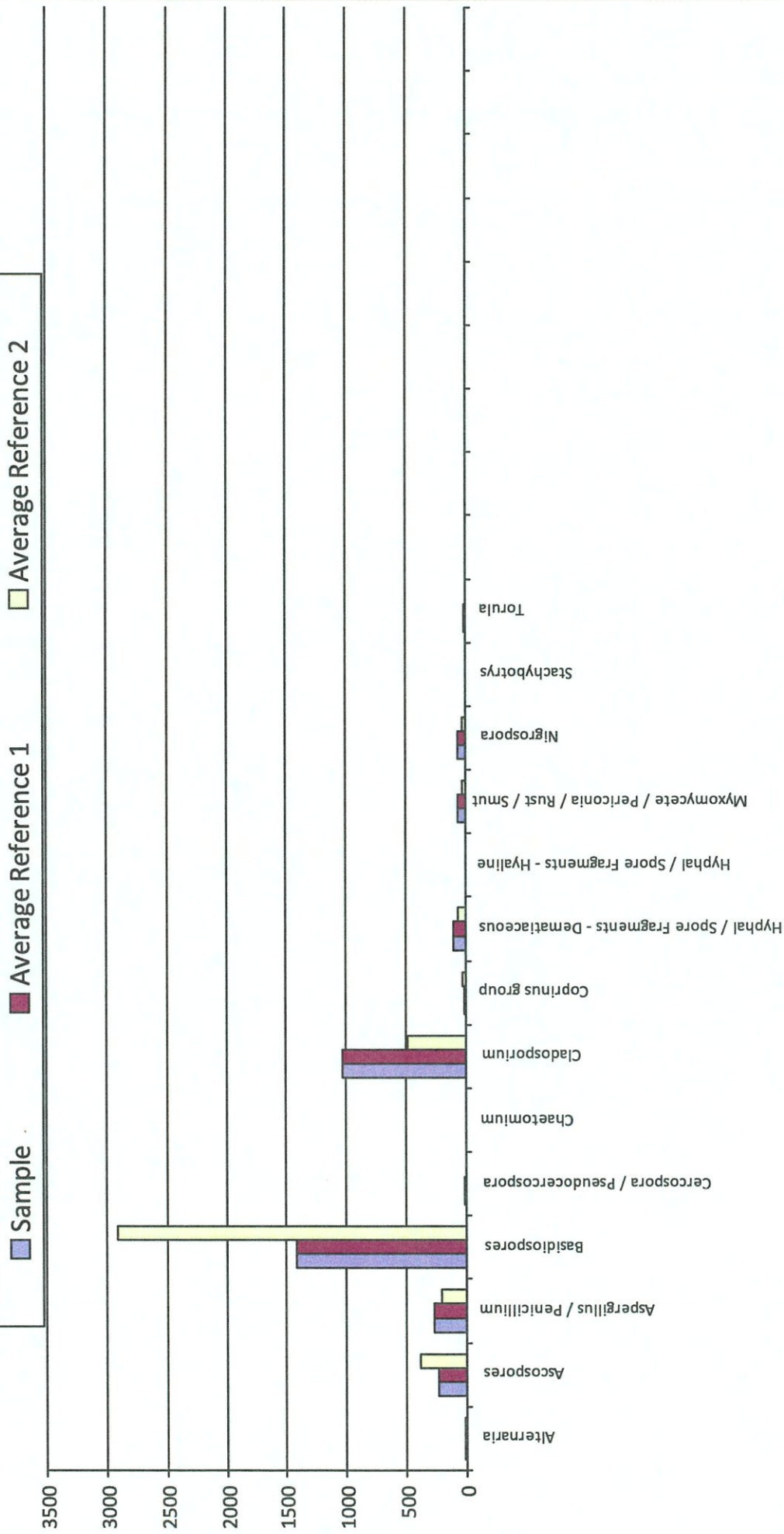
Supplemental Overview

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Client : Ensolum, LLC
Project : Lakeview Middle School Library
Project # : 01A 1288155

Lab Job No. 21F-15878
Report Date 12/27/2021
Sample Date : 12/22/2021

Outdoor 1



Average Reference 1 = Outdoor 1

Average Reference 2 = Outdoor 2



2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

IAQ Mold Report

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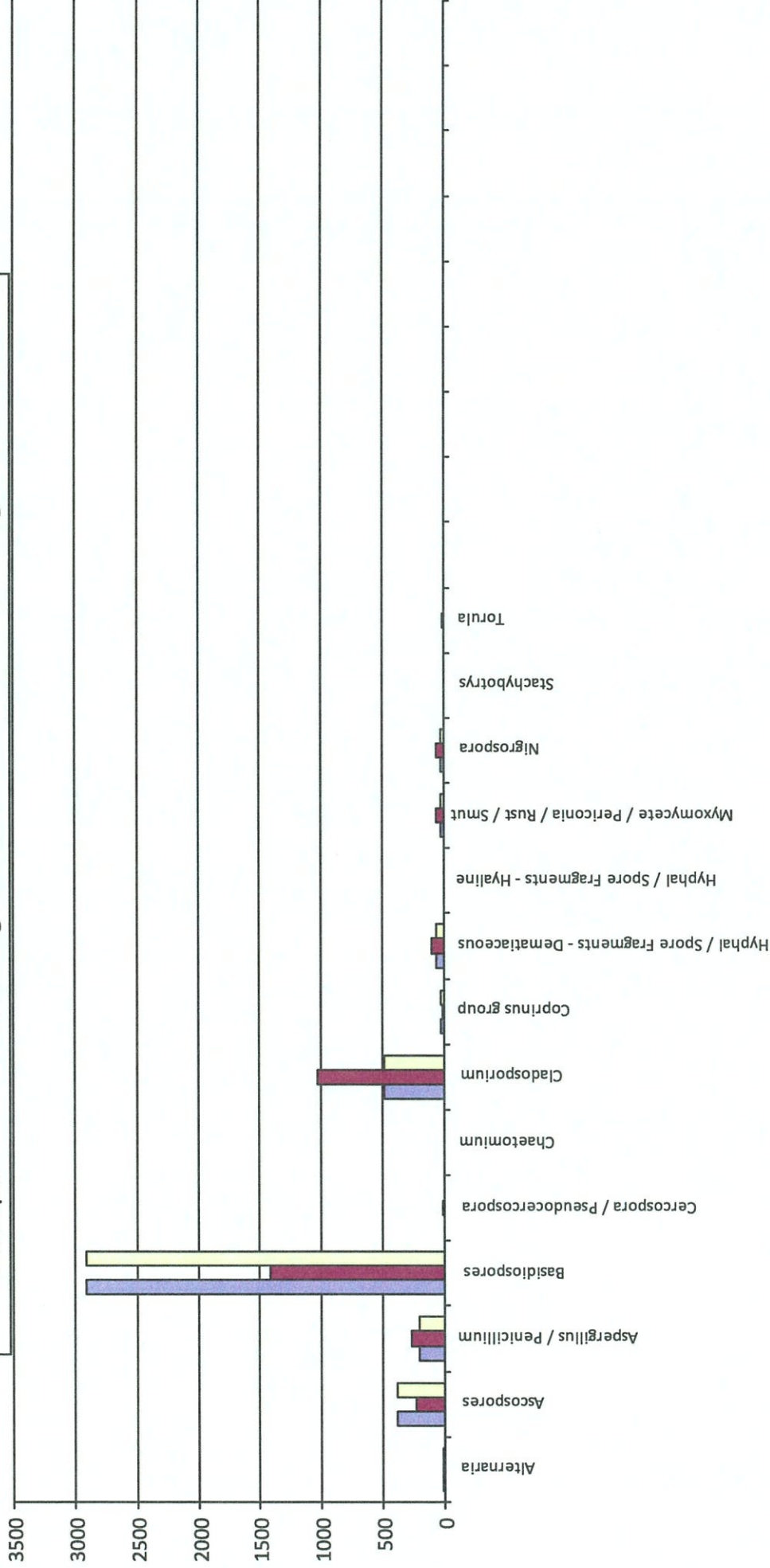
Lab Job No. 21F-15878

Report Date 12/27/2021

Sample Date : 12/22/2021

Outdoor 2

■ Sample ■ Average Reference 1 ■ Average Reference 2



Average Reference 1 = Outdoor 1

Average Reference 2 = Outdoor 2

APPENDIX B

DEFINITIONS AND LIMITATIONS



ENSOLUM

Mold Services Definitions & Limitations

Ensolum performed services in accordance with generally accepted practices of the profession undertaken in similar services at the same time and in the same geographical area. No other warranties, express or implied, apply to the services hereunder or the final report.

Ensolum's services and any report have been prepared on behalf of and for the exclusive use of the Client solely for its use and reliance in assessing the presence of mold in the Investigation Areas of the site. The Client was the only party to which Ensolum explained the risks and limitations of the services and was solely involved in shaping the scope of services. Accordingly, reliance on this report by any other party may involve assumptions leading to an unintended interpretation of findings and opinions. With the consent of the Client, Ensolum may offer reliance to third parties or contract with other parties to develop findings and opinions related to such party's unique risk management concerns. Notwithstanding the foregoing, reliance by any and all third parties upon this deliverable, Ensolum's services or any subsequent report shall be limited in the aggregate to the fair market value of the services provided by Ensolum.

"Limited Mold Assessment". This deliverable uses the term "Limited Mold Assessment" to denote that Ensolum's mold assessment services are limited: (i) to certain portions of the building structure (e.g., the Investigation Areas), by non-destructive sampling methodologies, and/or by access limitations to building materials or components within the Investigation Area(s). In contrast to a "Limited Assessment" is a comprehensive assessment would involve destructive sampling methods with the assessment to be conducted throughout the entire building structure.

Time sensitive. One must keep in mind that mold assessments are essentially a "snap shot in time," and the results are only relevant at the time of site reconnaissance. Because mold, when biologically active, is a living organism, its presence is influenced and controlled by environmental conditions. Mold assessments, therefore, are "time sensitive" in that the presence and concentration of mold and similar organisms in building structures or in the air is directly influenced by environmental conditions (such as humidity, moisture, nutrients and substrates), whether natural or caused by man, which conditions may vary significantly over relatively short periods of time.

Methodologies. Currently, mold assessment methodologies and protocols in Texas are governed by persuasive guidelines (rather than promulgated federal/state or local regulations). Presently, there is no data that supports a threshold limit or dose-response relationship for exposure to mold aeroallergens, individual pathogens, opportunistic pathogens and/or mycotoxins. The Occupational Safety and Health Administration (OSHA), the National Institute of Occupational Safety and Health (NIOSH) and other non-governmental associations, have not yet established permissible exposure limits (PELs), recommended exposure limits (RELs), or other limit values for fungi. Because no limit values presently exist, Ensolum will not and cannot represent that the site contains no harmful microbes, mold, fungi, or their metabolites, or other latent conditions beyond those identified by the limited scope of this mold assessment.



ENSOLUM

Findings limited. Findings in an LMA are limited due to the nature of the information obtained such as a visual reconnaissance of readily accessible areas of building structures, interview information, anecdotal information, and limited sampling data derived from one or more specific sampling events. Ensolum cannot warrant the accuracy of prior or subsequent information/data, reports and services performed by other firms at the Site. Ensolum assumes no responsibility or liability for errors in information or data provided by or through the client or third party sources. Ensolum's services are not to be construed as legal or medical interpretation or advice.

Moisture Intrusion Limitation. Ensolum performs mold assessment services and is not a moisture intrusion, HVAC, plumbing or building envelope specialist. However, during the course of conducting its mold assessment services, Ensolum will report observed areas of apparent moisture intrusion. Ensolum does not and will not investigate the cause or causes of such observed moisture intrusion. In the event apparent moisture intrusion is observed, Ensolum will recommend that the client contact a specialist (i.e., plumbing contractor, building envelope specialist, HVAC contractor, water intrusion specialist, etc.) to assist the client in determining the specific cause or causes of the moisture intrusion and remedial options.

Certificate of Mold Damage Remediation (CMDR). For mold remediation projects (above certain size thresholds), applicable Texas law (i.e., Texas Occupation Code Section 1958.54 and T.A.C. Section 295.397 (the Texas Mold Assessment and Remediation Rules), requires that a "Certificate of Mold Damage Remediation" be issued by the Mold Remediation Contractor upon successful completion of the project. This certificate must be provided to property owners no later than the 10th day after the date on which the mold remediation is completed at a property. The Mold Remediation Certificate issued by the Mold Remediation Contractor must include a certification by the Mold Assessor that the mold remediation project has been successfully completed in accordance with the mold remediation protocol.

Be advised that Ensolum's issuance of a CMDR upon successful completion of a Mold Remediation project does not mean, warrant or otherwise guarantee that mold will not be subsequently found in any portion of an Investigation Area or the Site. In the event that Ensolum is engaged to render services in connection with a mold remediation project, ENSOLUM will require Client to provide to Ensolum written documentation that all sources of moisture which contributed to the presence of mold in the Investigation Area have been fully remediated and corrected prior to achieving clearance.