Limited Mold Assessment Lewisville ISD Administration Building Technology/Skyward Area

Treadway, David <treadwayd@lisd.net>

Tue 1/18/2022 8:54 AM

To: Koonce, David <koonced@lisd.net>

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

Mr. Koonce,

Good morning. I am sending this email to follow up with the results of the limited mold assessment that was requested for the technology skyward areas. 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 average below the outdoor levels. Data from the airborne mold/fungi sampling indicated that the total indoor concentration of mold/fungi in the skyward areas were **5.2%** and **2.3%** 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
Administrative Building – Technology Information/Skyward Area
1565 W Main Street
Lewisville, Texas 75067
Ensolum Project No. 01A1288154

Ensolum, LLC (Ensolum) was retained to perform limited mold assessment services within the Technology Information/Skyward Area of the Administrative Building located at 1565 W Main Street in Lewisville, 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 Technology Information/Skyward Area of the Administrative Building located at 1565 W Main Street in Lewisville, 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
Technical Information Offices (North)	12/22/2021	No visible water damage was observed within the office cubicle area
Technical Information Offices (South)	12/22/2021	No visible water damage was observed within the office cubicle area

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**
Technical Information Offices	12/22/2021	68.7	41.1	42.90
Technical Information Offices	12/22/2021	68.3	42.0	43.34
Outdoor, Front of Building	12/22/2021	66.4	49.2	42.90
Outdoor, Side of Building	12/22/2021	66.5	49.1	43.34

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**
391013	Technical Information Offices, South Side
391009	Technical Information Offices, North Side
391010	Outdoor 1, Front of Building
330996	Outdoor 2, Side of Building

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

Moody Labs
2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460
TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : LISD Administrative Building
Project # : 01A1288154
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 21F-15880
Report Date : 12/27/2021
Sample Date: 12/22/2021
Spore Trap Type: Allergenco D

On 12/22/2021, four (4) 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	
391013	75	Technical Information Offices, South Side	Aspergillus / Penicillium	67	28%
			Myxomycete / Periconia / Rust / Smut	53	22%
			Basidiospores	53	22%
			Cladosporium	27	11%
			Drechslera / Bipolaris / Helminthosporum / Exserohilum group	13	5%
			Ascospores	13	5%
			Alternaria	13	5%
			Total:	239	100%
391009	75	Technical Information Offices, North Side	Hyphal / Spore Fragments - Dematiaceous	27	25%
			Myxomycete / Periconia / Rust / Smut	27	25%
			Cladosporium	27	25%
			Basidiospores	13	12%
			Aspergillus / Penicillium	13	12%
			Total:	107	100%

IAQ Mold Report

Summary

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Sample Type: Spore Trap, Non-cultured
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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter	
391010	75	Outdoor 1, Front of Building * See Analytical Notes report for further details	Basidiospores	2720	60%
			Ascospores	773	17%
			Cladosporium	680	15%
			Aspergillus / Penicillium	187	4%
			Coprinus group	53	1%
			Myxomycete / Periconia / Rust / Smut	40	<1%
			Hyphal / Spore Fragments - Dematiaceous	27	<1%
			Nigrospora	13	<1%
			Ganoderma	13	<1%
			Epicoccum	13	<1%
			Total:	4519	100%
330996	75	Outdoor 2, Side of Building	Basidiospores	1346	41%
			Cladosporium	640	20%
			Ascospores	587	18%
			Aspergillus / Penicillium	347	11%
			Myxomycete / Periconia / Rust / Smut	240	7%
			Hyphal / Spore Fragments - Dematiaceous	40	1%
			Nigrospora	40	1%
			Alternaria	27	<1%
			Coprinus group	13	<1%
			Total:	3280	100%

IAQ Mold Report

Summary

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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter

Analyst(s): Dylan Milholen

Lab Director : Heather Lopez — Approved Signatory : Heather Lopez

Lab Director : Bruce Crabb — Approved Signatory : Bruce Crabb

Thank you for choosing Moody Labs

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IAQ Mold Report

Data Detail

Moody Labs
2051 Valley View Lane
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AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : LISD Administrative Building
Project # : 01A1288154
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 21F-15880
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:	391013					391009					391010				
Location:	Technical Information Offices, South Side					Technical Information Offices, North Side					Outdoor 1, Front of Building				
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	5%	10										
Ascospores	1	13	13	5%	10						58	13	773	17%	770
Aspergillus / Penicillium	5	13	67	28%	70	1	13	13	12%	10	14	13	187	4%	190
Basidiospores	4	13	53	22%	50	1	13	13	12%	10	102	27	2720	60%	2700
Chaetomium															
Cladosporium	2	13	27	11%	30	2	13	27	25%	30	51	13	680	15%	680
Coprinus group											4	13	53	1%	50
Drechslera / Bipolaris / Helminthosp	1	13	13	5%	10										
Epicoccum											1	13	13	<1%	10
Ganoderma											1	13	13	<1%	10
Hyphal / Spore Fragments - Dematia						2	13	27	25%	30	2	13	27	<1%	30
Hyphal / Spore Fragments - Hyaline															
Myxomycete / Periconia / Rust / Sm	4	13	53	22%	50	2	13	27	25%	30	3	13	40	<1%	40
Nigrospora											1	13	13	<1%	10
Stachybotrys															
TOTALS	18		239	100%	240	8		107	100%	110	237		4519	100%	4500
Analyst	Dylan Milholen					Dylan Milholen					Dylan Milholen				
Analysis Date	12/27/2021					12/27/2021					12/27/2021				
Debris Rating	2					2					3				
Debris Composition															
Fibers	1/5					1/5					1/5				
Inorganic/Other	2/5					2/5					3/5				
Insect Parts	0/5					0/5					0/5				
Pollen	0/5					0/5					1/5				
Skin/Dander	1/5					1/5					1/5				

IAQ Mold Report

Data Detail

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

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : LISD Administrative Building
Project # : 01A1288154
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 21F-15880
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:	330996				
Location:	Outdoor 2, Side of Building				
Media Expires On:	Sep 2022				
Notes Included:					
Volume:	75				
	raw ct	RL	spores/m³	%total	spores/m³ SF
Alternaria	2	13	27	<1%	30
Ascospores	44	13	587	18%	590
Aspergillus / Penicillium	26	13	347	11%	350
Basidiospores	101	13	1346	41%	1300
Chaetomium					
Cladosporium	48	13	640	20%	640
Coprinus group	1	13	13	<1%	10
Drechslera / Bipolaris / Helminthosp					
Epicoccum					
Ganoderma					
Hyphal / Spore Fragments - Dematia	3	13	40	1%	40
Hyphal / Spore Fragments - Hyaline					
Myxomycete / Periconia / Rust / Sm	18	13	240	7%	240
Nigrospora	3	13	40	1%	40
Stachybotrys					
TOTALS	246		3280	100%	3300
Analyst	Dylan Milholen				
Analysis Date	12/27/2021				
Debris Rating	3				
Debris Composition					
Fibers	1/5				
Inorganic/Other	3/5				
Insect Parts	0/5				
Pollen	1/5				
Skin/Dander	1/5				

End of Data Detail section
21F-15880

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IAQ Mold Report

Analytical Notes

Moody Labs
2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460
TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : LISD Administrative Building
Project # : 01A1288154
Sample Type: Spore Trap, Non cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 21F-15880
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.

Samples Analyzed

Sample No: 391010 : Outdoor 1, Front of Building

Notes: Please note: the minimum reporting limit for Basidiospores is 27 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

Moody Labs
2051 Valley View Lane
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Client : Ensolum, LLC
Project : LISD Administrative Building
Project # : 01A1288154
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: MLQ - 0112 - Standard Profile

Lab Job No. : 21F-15880
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.

Lab ID # 102577

End of Analytical Notes section
21F-15880

IAQ Mold Report

Supplemental Overview

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

TDLR License No.: LAB0117
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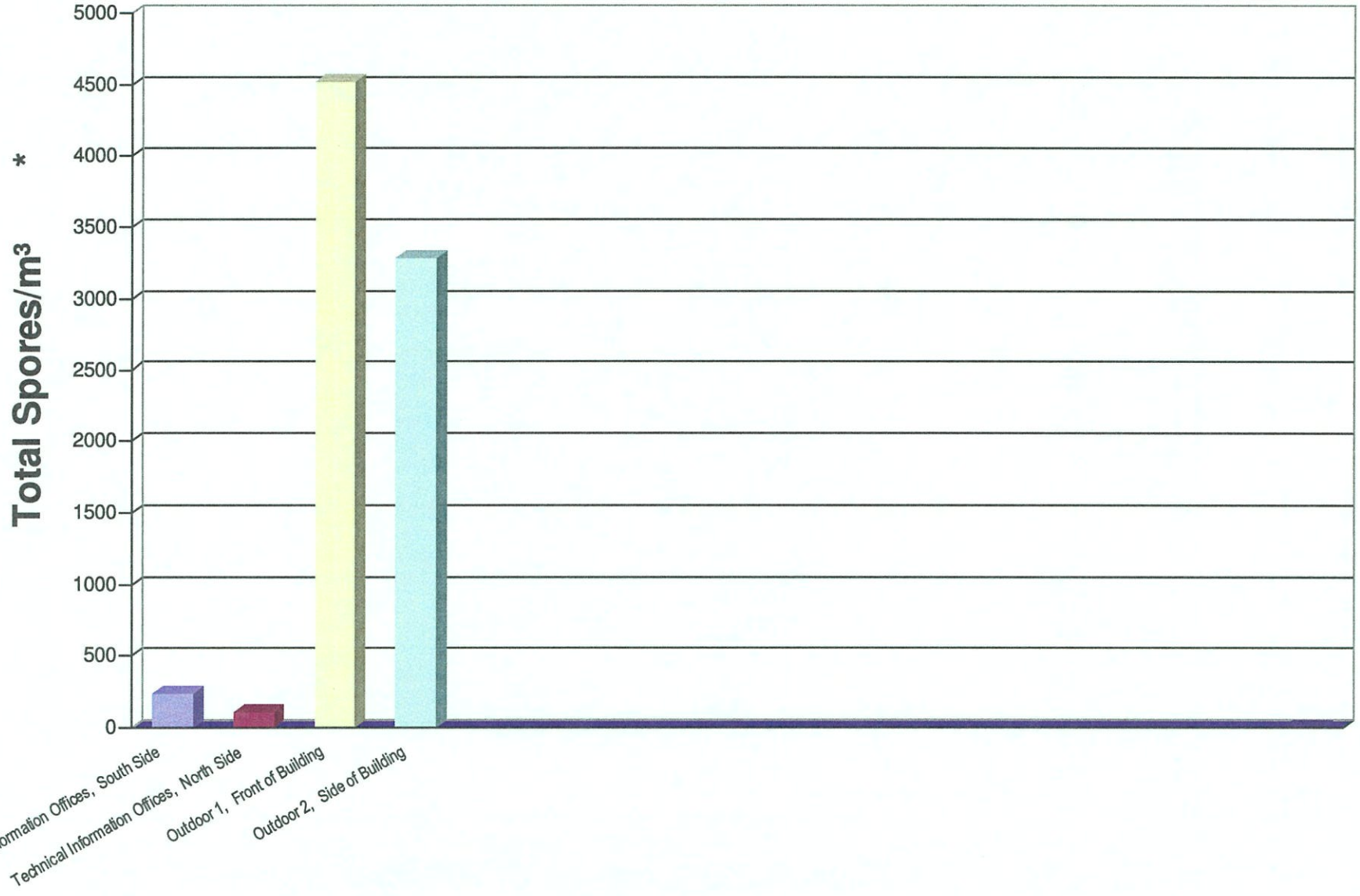
Client : Ensolum, LLC
Project : LISD Administrative Building
Project # : 01A1288154

Lab Job No. 21F-15880
Report Date 12/27/2021
Sample Date : 12/22/2021



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

IAQ Mold Report

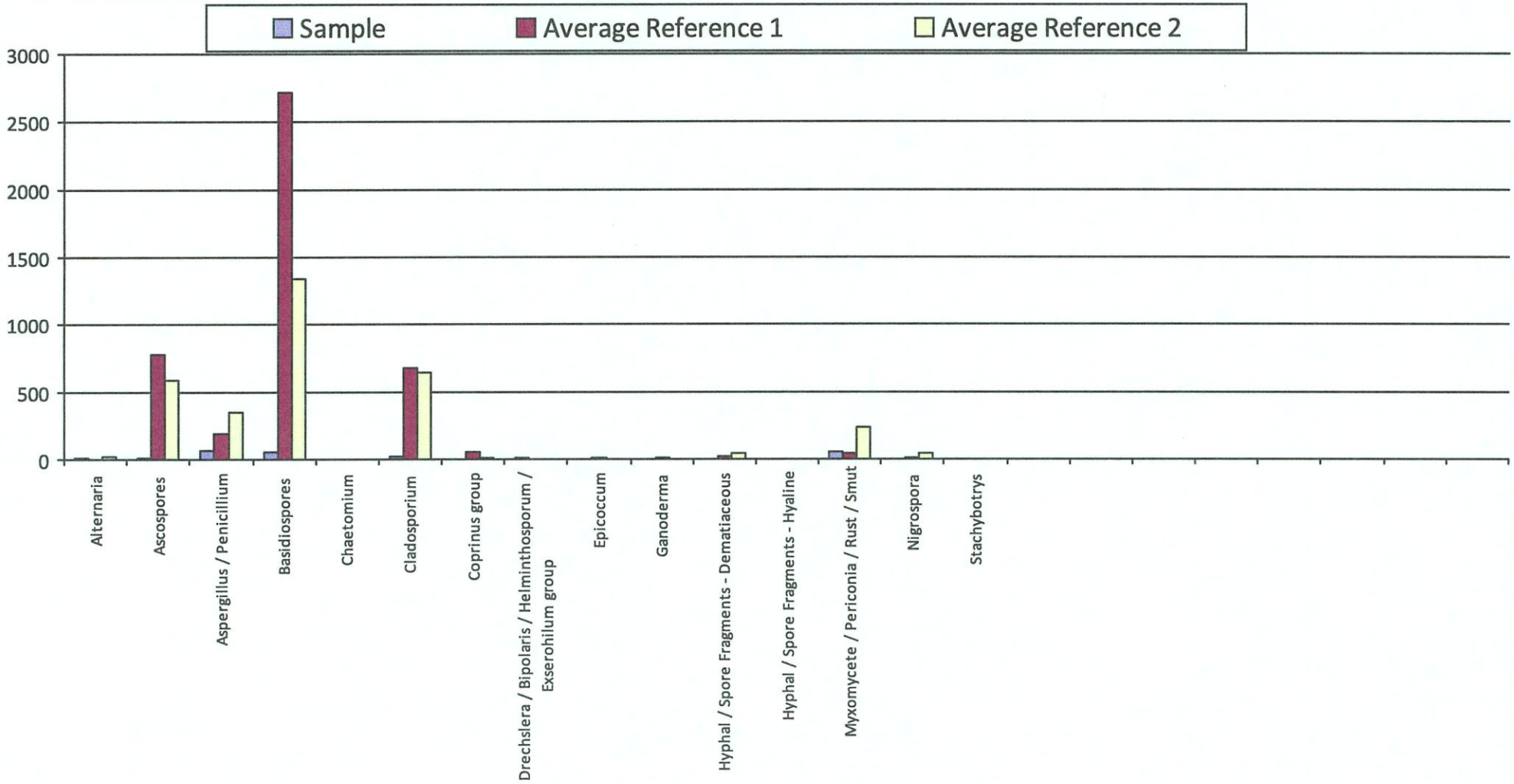
Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : LISD Administrative Building
Project # : 01A1288154

Technical Information Offices, South Side

Lab Job No. 21F-15880
Report Date 12/27/2021
Sample Date : 12/22/2021



Average Reference 1 = Outdoor 1, Front of Building

Average Reference 2 = Outdoor 2, Side of Building

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

IAQ Mold Report

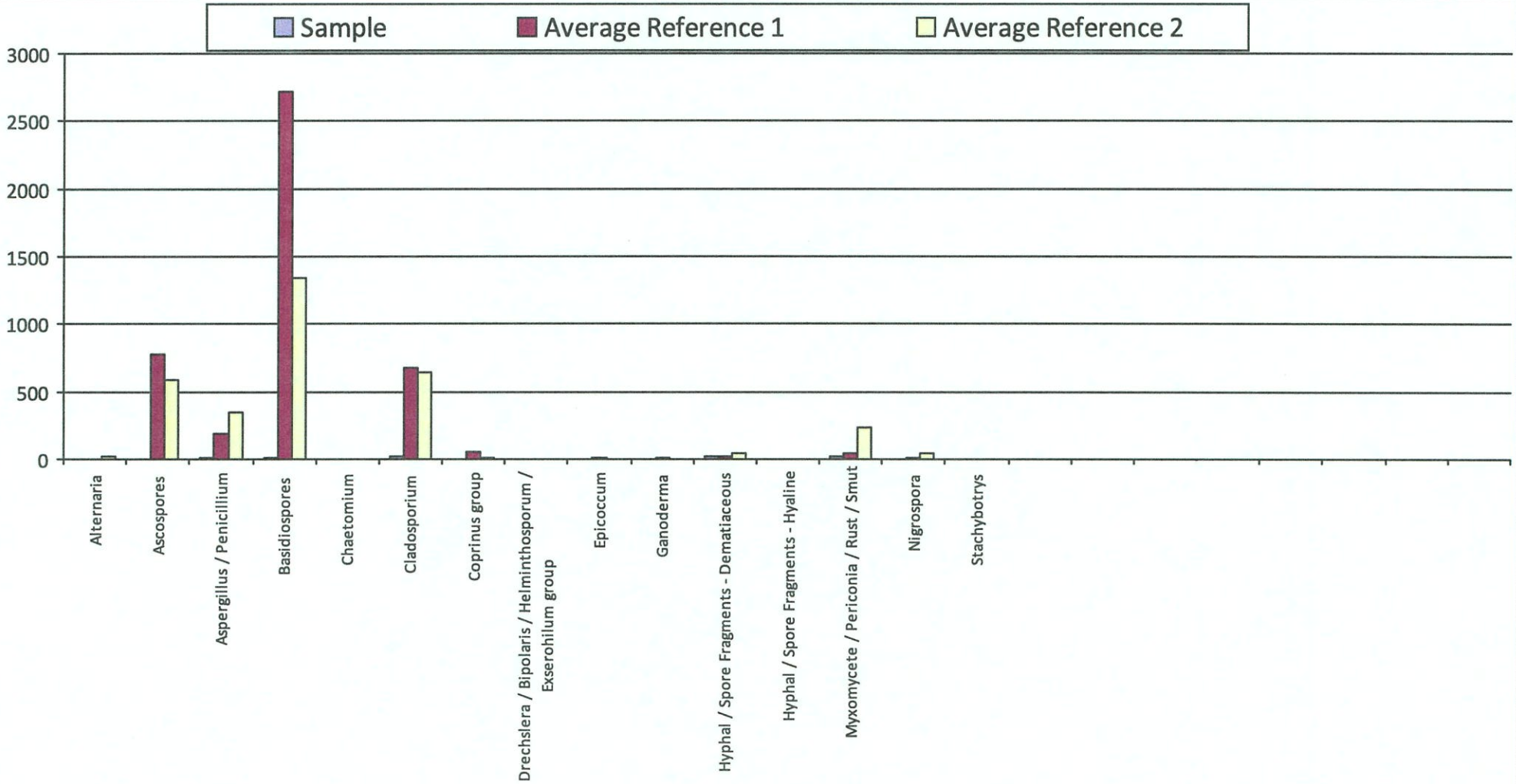
Supplemental Overview

TDLR License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Ensolum, LLC
Project : LISD Administrative Building
Project # : 01A1288154

Technical Information Offices, North Side

Lab Job No. 21F-15880
Report Date 12/27/2021
Sample Date : 12/22/2021



Average Reference 1 = Outdoor 1, Front of Building

Average Reference 2 = Outdoor 2, Side of Building

Moody Labs
2051 Valley View Lane
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IAQ Mold Report

Supplemental Overview

TDLR License No.: LAB0117
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Client : Ensolum, LLC
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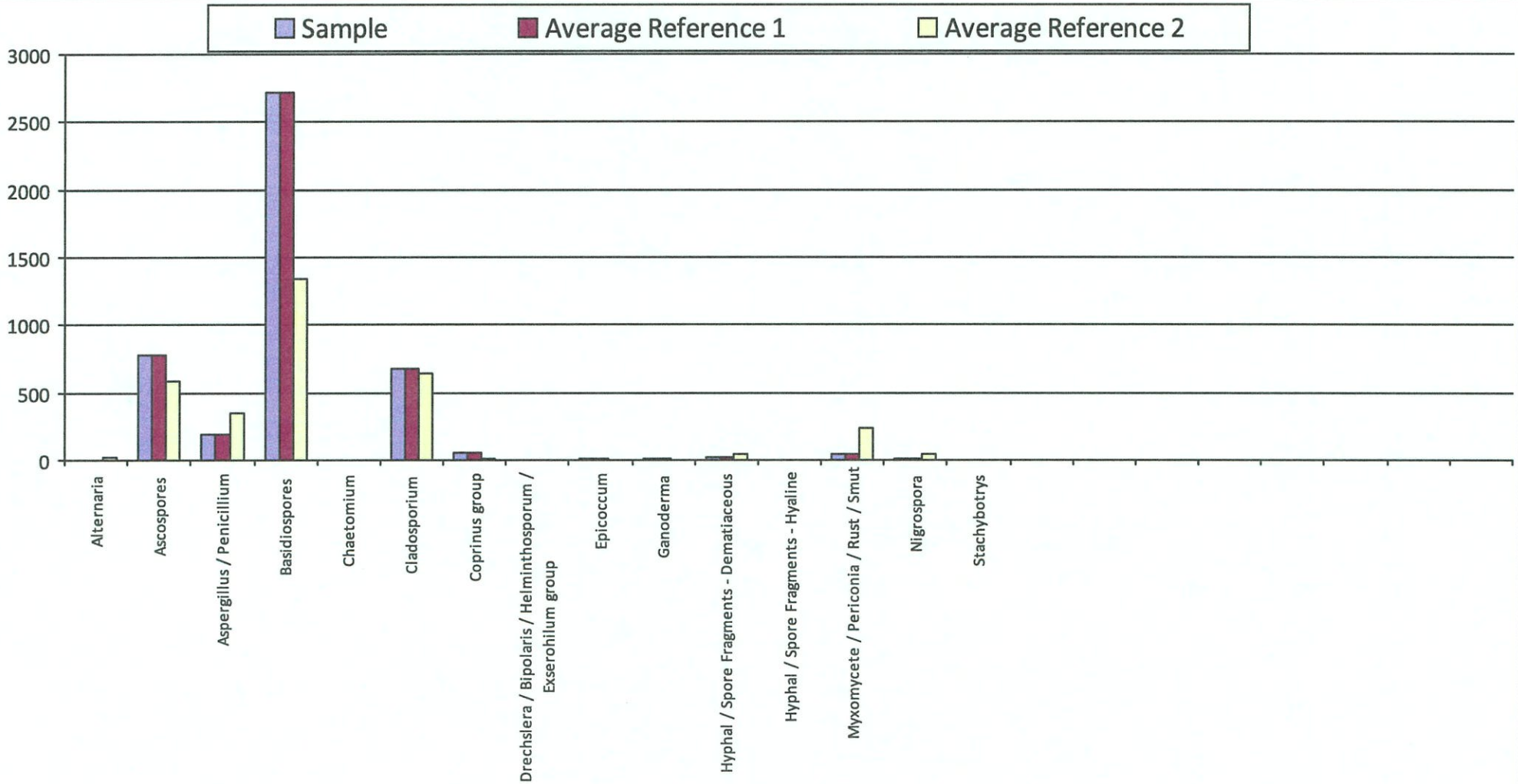
Project # : 01A1288154

Outdoor 1, Front of Building

Lab Job No. 21F-15880
Report Date 12/27/2021
Sample Date : 12/22/2021



Average Reference 1 = Outdoor 1, Front of Building

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IAQ Mold Report

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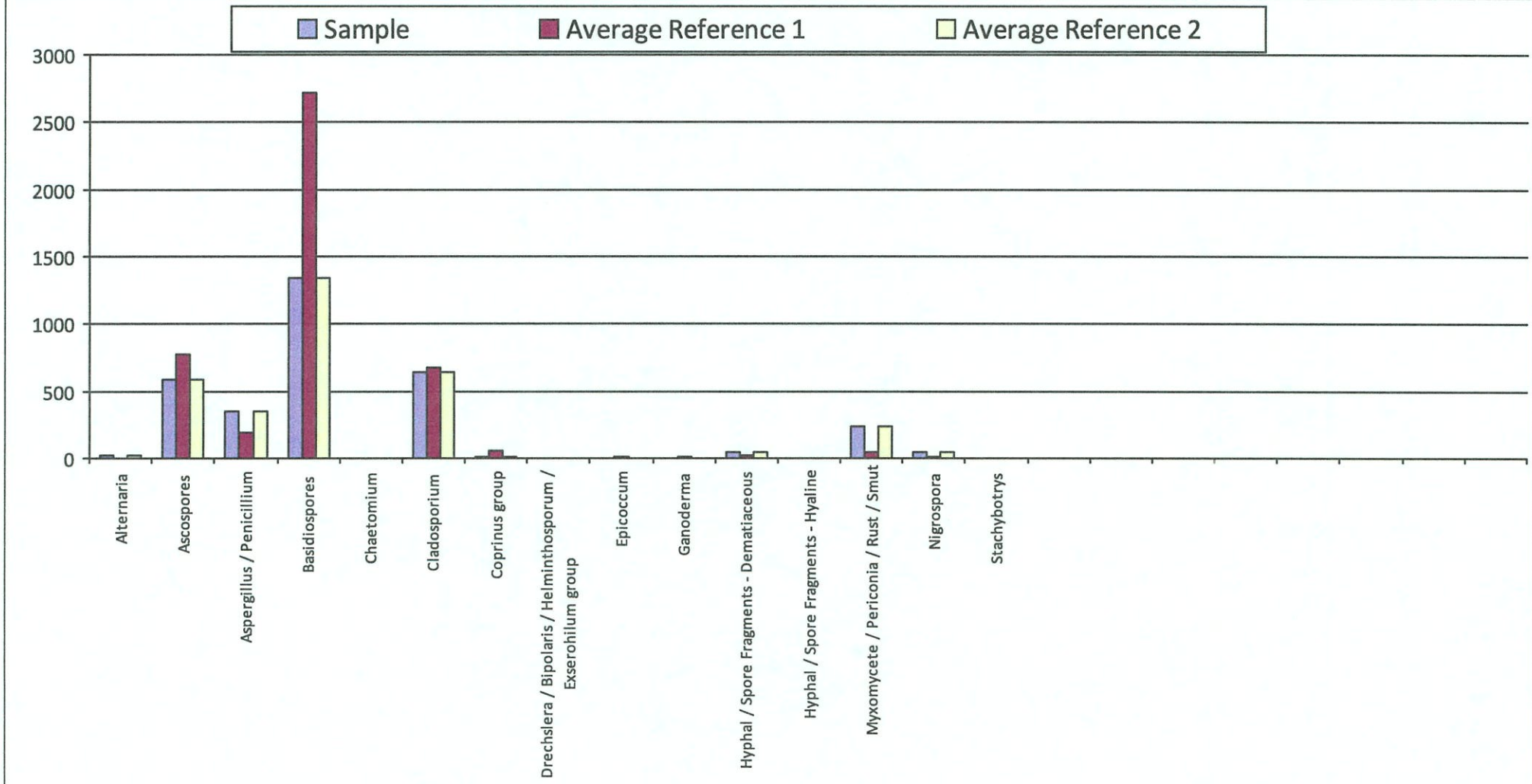
Lab Job No. 21F-15880
Report Date 12/27/2021
Sample Date : 12/22/2021

Outdoor 2, Side of Building



Average Reference 1 = Outdoor 1, Front of Building

Average Reference 2 = Outdoor 2, Side of Building

End of Supplemental Overview section

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.

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.