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MOLD PROTOCOL

1234 Main Street
Dallas, TX 75219

Buyer Name
09/08/2025 9:00AM

Inspector
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TREC #23246, MAC #2018, TBPE FIRM #20170, MOLD FIRM #ACO1162, TPCL FIRM #0761253
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This Protocol conforms with the Texas Mold Assessment and Remediation Rules, Texas Occupational Code, Chapter 1958. The required elements: Area/Room, Type of Material, Estimate Amounts to be removed or cleaned, Method of Cleaning, Visible Mold, Type of Containment and Personal Protective Equipment are listed in Table below.

State Notification
The Texas Mold Assessment and Remediation Rules (TMARR) require notification on any mold remediation project where there is more than 25 visible contiguous sq ft of material to be removed/discarded and/or cleaned. This may be amended if the remediator gets into the demo and discovers more than 25 visible contiguous sq. ft. of mold damaged material. The assessor is not responsible for hidden mold that may be discovered during the remediation project. If there is less than 25 contiguous sq. ft. of mold affected materials visible to the Mold Assessment Consultant, the project does not have to be registered by notifying the state under TDLR, TMARR.

NOTE: Pictures are a representative sample and may not display every defect.

1: GENERAL

Information

Foundation Type
Post and Beam

Occupancy
Occupied (Viewing Restricted)

Structure Type
House

2: PROJECT SUMMARY

2.1	Cleaning/Decontamination

Information

Cleaning/Decontamination: Clean HVAC Unit

1 Unit

Clean approximate amount of fungal impacted material.

Cleaning/Decontamination: Clean HVAC Evaporative Coil

1 Unit

Clean approximate amount of fungal impacted material.

Cleaning/Decontamination: Clean HVAC Vent

7 Unit

Clean approximate amount of fungal impacted material.

Cleaning/Decontamination: Remove Tape/Mastic

All sq ft

Remove approximate amount of fungal impacted material.

Cleaning/Decontamination: Clean HVAC Boot

7 Unit

Clean approximate amount of fungal impacted material.

Cleaning/Decontamination: Remove Fiberglass Plenum

1 Unit

Remove approximate amount of fungal impacted material.

Cleaning/Decontamination: Remove HVAC Boot Insulation

7 Unit

Remove approximate amount of fungal impacted material.

Cleaning/Decontamination: Clean Light Fixture

1 Unit

Clean approximate amount of fungal impacted material.

Cleaning/Decontamination: Remove Caulking/Grout

5 sq ft

Remove approximate amount of fungal impacted material.

Cleaning/Decontamination: Clean Door Frame

1 Unit

Clean approximate amount of fungal impacted material.

Cleaning/Decontamination: Remove Insulation

62 Sq Ft.

Remove approximate amount of fungal impacted insulation materials.

Cleaning/Decontamination: Remove/Clean Ductwork

As Needed sq ft

Remove approximate amount of fungal impacted material.

Comments

GreenWorks Inspections identified visible fungal growth on wood framing, insulation, drywall, HVAC materials, light fixture, door frame, and caulking/grout materials located at the inspected address.

Fungal impacted building materials are to be remediated in accordance with this Fungal Remediation Protocol.

The remedial activities will be conducted in accordance with Texas Department of Licensing and Regulation (TDLR) regulations contained in the Texas Administrative Code (TAC) Title 16, Part 78, Mold Assessors and Remediators Administrative Rules, (TAC 16, MARAR §78.1-78.150). Specific sections of the MARAR that apply, but are not limited to, the fungal remediation project are: MARAR §78.56, §78.58, §78.60, §78.110, §78.120, and §78.150.

The MARAR define “regulated” fungal growth as fungal growth in the indoor environment that exceeds the regulatory threshold of 25 contiguous square feet of surface area. The MARAR specifies that regulated quantities of fungal growth must be remediated by a licensed Mold Remediation Contractor (MRC) in accordance with a Fungal Remediation Protocol prepared by a licensed Mold Assessment Consultant (MAC).

Cleaning/Decontamination: Removal Comments

The remediation project will consist of the removal and cleaning/decontamination of the following fungal and moisture-impacted building materials: wood framing, insulation, drywall, HVAC materials, light fixture, door frame, and caulking/grout

Cleaning/Decontamination: Clean Wood Materials

94 Sq Ft

Clean approximate amount of fungal impacted and moisture stained wood framing materials.

Cleaning/Decontamination: Remove Drywall

94 Sq Ft

Remove approximate amount of fungal impacted gypsum board building materials.

Cleaning/Decontamination: Removal Requirements

Remediation will be performed within a walk-in containment under negative pressure with high efficiency particulate air (HEPA) filtered exhaust and two-stage dry decontamination egress. The building materials that will be removed are indicated on the Cleaning Remediation of Affected Materials Table below. The contained work area(s) will be subject to the visual and analytical clearance criteria presented in this protocol.

This protocol was written based on observations made by GreenWorks on the original inspection date Due to unknown variables (such as hidden fungal growth) that may be encountered during the remediation of microbial-contaminated building materials, the remediation contractor will be allowed to perform the remediation work with minor variations from this work plan. Such variations will be allowed only if it is determined, based on professional judgment, that work performed will meet the intent of the work plan. Assignment of these variations to the work plan should be discussed with GreenWorks before proceeding.

3: SAFETY PRACTICES

Information

Comments

The MRC is responsible for Occupational Safety and Health Administration (OSHA) safety practices associated with worker protection. The MRC shall ensure that electrical and fire hazard safety protocols are followed in compliance with typical construction regulations. In addition, the Contractor will implement any additional work practices, safety rules associated with the project areas as established by building management.

The MRC will comply with applicable National Electrical Manufacturers Association (NEMA), National Electrical Contractors Association (NECA), and Underwriters Laboratories (UL) standards and governing regulations for materials and layout of temporary electric service. The MRC will provide and maintain temporary fire protection during the project in accordance with requirements of the local protection code.

The Contractor will provide Type-"A" fire extinguishers for temporary offices and similar spaces where there is minimal danger of electrical, grease, oil or flammable liquid fires. In other locations, provide Type-"ABC" dry chemical extinguishers, or a combination of several extinguishers of National Fire Protection Association (NFPA)-recommended types for the exposures in each case.

The Contractor is responsible for providing any manlifts, scaffolding, ladders and/or staging necessary to accomplish the work of this contract. The type, erection and use of scaffolding, or manlifts, including provisions for fall protection and employee training, shall comply with OSHA 29 CFR 1926.500, and 29 CFR 1926.453.

The Contractor is responsible for fall protection for his employees. Contractor is solely responsible for protection Contractor’s employees from fall hazards. Fall protection protocols must comply with applicable provisions of OSHA 29 CFR 1926.501.

4: WORK AREA ACCESS

Information

Access to Work Area

Site access will be limited to areas necessary to accommodate remediation. The MRC will coordinate location of access and placement of the decontamination unit, disposal trailer, etc. with the building owner or building owner's representative.

A secure work area will be established for the containment location and general work area. Only licensed/registered individuals qualified to wear respiratory protection will enter the contained areas during the project. The MRC will ensure that access to the work area(s) is monitored.

The MRC will post appropriate warning signs as required by MARAR 78.120 (f).

Moveable/Non-Moveable Objects

The MRC will clean, and remove movable contents in the work areas, if present, prior to fungal remediation as described in Section 9.0. Non-moveable objects, as well as environmental surfaces that remain in the contained work area, including the floor, ceiling and non-affected walls will be decontaminated by HEPA-vacuuming and/or damp-wipe protocols and covered with a layer of 6-mil polyethylene sheeting secured in place with duct tape.

5: HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEM

Information

HVAC

Supply and return air vent openings in the contained work areas shall be covered by critical barriers. The contained work areas and/or critical barriers will be constructed in a manner that does not allow return air from the contained work areas to re-enter the HVAC system.

A sufficient number of dehumidifiers will be operated in the work area as required to maintain relative humidity below 60%. The MRC will maintain a log of daily relative humidity measurements. The dehumidifiers will be drained daily or soft-plumbed (Tygon® tubing, or equivalent) to the sanitary sewer.

6: DECONTAMINATION/CONTAINMENT/CRITICAL BARRIERS

Information

Decontamination System

A worker decontamination enclosure system shall be installed for entry into the contained work area and shall consist of a two-stage, dry decontamination unit constructed of 6-mil polyethylene sheeting, or equivalent. Disposable clothing worn by remediation workers in the containment will be HEPA vacuumed prior to exit through the decontamination unit. Except for the doorway and the make-up air provision for the enclosure, the worker decontamination system shall be sealed against leakage of air. Personnel must enter and exit the containment area through the decontamination enclosure system. No fungal contaminated individuals, tools, materials or other items shall enter the clean room side of the decontamination chamber.

Containments/Critical Barriers

The containment structure will be constructed with two layers of 6-mil polyethylene sheeting. The floors, ceilings, non-affected walls and non-moveable objects that remain in the contained work areas will be covered with two layers of 6-mil polyethylene sheeting. The openings between the work areas and adjacent areas, including but not limited to doorways, corridor entrances, ventilation openings (both supply air and return air if present), drains, ducts and wall penetrations shall be sealed with 6mil polyethylene sheeting. The penetrations that could permit air infiltration or air leaks shall be sealed, with exceptions of the make-up air and/or the enclosure system egress. The containment and critical barriers must remain in place until written notification of post remediation final clearance has been received from the MAC.

7: VENTILATION

Information

Ventilation

HEPA-filtered negative air machines (NAMs) will be operated continuously with the contained work area during fungal remediation. The containment will be maintained at a negative pressure differential of five Pascal (0.02 inches of water column) and not greater than ten Pascal (0.04 inches of water column) during active remediation. Negative pressure within the containment will be confirmed with a manometer. The containment will be exhausted to the outdoor environment during “active” remediation procedures. The containment should have a minimum of four air changes per hour and shall be operated continuously for the duration of the project. The duration of the fungal remediation project for the purposes of this requirement shall be considered from the time the work area is established through the time acceptable final clean air monitoring results are provided by the MAC to the MRC. The contained work area may be sealed and placed on recirculation air “scrubbing” during non-working hours and prior to final air clearance sample collection.

8: PPE DURING FUNGAL REMEDIATION

Information

PPE During Fungal Remediation

Workers will wear personal protective equipment (PPE) consisting of, at a minimum, half face dual cartridge air purifying respirators with HEPA cartridges (N-100) and full body disposable coveralls before beginning fungal remediation. However, it is the MRC's responsibility to ensure that his employees are afforded the respiratory protection as required by the OSHA standard for respiratory protection (29 CFR 1910.134, December 2008) or the respiratory protection requested by the employee. Safety glasses and work gloves must be worn while working in the containment. It is the MRC's responsibility to ensure that workers on scaffold platforms or working from ladders or other elevated platforms should be safe and secure from slipping or falling.

9: CLEANING/DECONTAMINATION OF AFFECTED BUILDING MATERIALS

Information

Cleaning/Decontamination of Affected Building Materials

Building materials exposed by the removal of the wall systems, including wood framing, HVAC ducting, plumbing, and any other components will be cleaned and decontaminated as described in this section prior to final clearance activities. Cleaning and decontamination procedures shall use HEPA vacuuming and damp wiping. An appropriately labeled and EPA registered disinfectant/biocide may be used on non-porous or semi-porous surfaces in accordance with the manufacturers label instructions. The environmental surfaces within the containment, including floors, ceilings, exposed interstitial wall cavities and other environmental surfaces should be cleaned prior to the Post Remediation Verification (PRV) evaluation.

Non-porous and semi-porous materials within interstitial wall cavities (wood studs and bottom plates) may require mechanical, abrasive sanding/cleaning procedures to remove fungal growth or residual debris. Wood rot should be removed if present. Load bearing framing should be shored prior to removal of visible wood rot or rust deterioration of metal studs.

Commercial Biocides

Approved biocides/disinfectants include Fosters® 40/80™ (quaternary ammonium chloride), Fiberlock® Shockwave™ (quaternary ammonium chloride), or equivalent, as approved by the MAC prior to application. Safety Data Sheets for all chemicals used during the remediation must be maintained onsite by the MRC.

10: REMOVAL OF AFFECTED BUILDING MATERIALS

Information

Removal of Affected Building Materials

Building materials will be removed as presented in the below table. Building materials that exhibit moisture damage or fungal growth should be removed one foot vertically and horizontally past the visible moisture damage and/or fungal growth. Building materials that are removed should not be allowed to accumulate in the containment. The building materials removed will be immediately double bagged. Disposal bags will be cleaned by HEPA vacuum/damp wipe prior to removal from the containment and the bagged building materials discarded as construction debris. Gypsum board building materials should not be hammered or otherwise impacted but cut into manageable sections for removal.

After the work area has passed the final visual clearance, exposed surfaces may be treated with an appropriately labeled, and EPA-registered anti-microbial encapsulant. Approved anti-microbial encapsulants include Fiberlock® IAQ-6000™, or a product with a similar permeability rating, as approved by the MAC prior to application. Safety Data Sheets for the chemicals used during the remediation must be maintained onsite by the MRC.

Material Removal/Cleaning Table

Material Removal/Cleaning Table

Location	Material	Remove or Clean	Approximate Square Footage
Garage Ceiling	Drywall	Remove	3' up by 4' over
Garage Ceiling	Wood Framing	Clean	3' up by 4' over
Garage Ceiling	Insulation	Remove	3' up by 4' over
Attic	HVAC Unit	Clean	Unit
Attic	Evaporative Coil	Clean	Unit
Attic	Tape/Mastic	Remove	All
Attic	Fiberglass Plenum	Remove	Unit
Attic	Ductwork	Clean/Remove	As Needed
Front Right Bedroom	HVAC Vent	Clean	Unit
Front Right Bedroom	HVAC Boot	Clean	Unit
Front Right Bedroom	HVAC Boot Insulation	Remove	Unit
Front Right Bedroom	Drywall	Remove	2' up by 2' over
Front Right Bedroom	Wood Framing	Clean	2' up by 2' over
Front Right Bedroom	Insulation	Remove	2' up by 2' over
Living Room Front	HVAC Vent	Clean	Unit
Living Room Front	HVAC Boot	Clean	Unit
Living Room Front	HVAC Boot Insulation	Remove	Unit

Living Room Rear	HVAC Vent	Clean	Unit
Living Room Rear	HVAC Boot	Clean	Unit
Living Room Rear	HVAC Boot Insulation	Remove	Unit
Dining Room	Drywall	Remove	2' up by 2' over
Dining Room	Wood Framing	Clean	2' up by 2' over
Dining Room	Insulation	Remove	2' up by 2' over
Dining Room	Light Fixture	Clean	Unit
Laundry Room Ceiling	Drywall	Remove	3' up by 6' over
Laundry Room Ceiling	Wood Framing	Clean	3' up by 6' over
Laundry Room Ceiling	Insulation	Remove	3' up by 6' over
Laundry Room Wall	Drywall	Remove	2' up by 18' over
Laundry Room Wall	Wood Framing	Clean	2' up by 18' over
Laundry Room Wall	Wood Door Frame	Clean	Unit
Kitchen	HVAC Vent	Clean	Unit
Kitchen	HVAC Boot	Clean	Unit
Kitchen	HVAC Boot Insulation	Remove	Unit
Master Bedroom	HVAC Vent	Clean	Unit
Master Bedroom	HVAC Boot	Clean	Unit
Master Bedroom	HVAC Boot Insulation	Remove	Unit

Master Bedroom	Drywall	Remove	2' up by 2' over
Master Bedroom	Wood Framing	Clean	2' up by 2' over
Master Bedroom	Insulation	Remove	2' up by 2' over
Master Bedroom Closet	HVAC Vent	Clean	Unit
Master Bedroom Closet	HVAC Boot	Clean	Unit
Master Bedroom Closet	HVAC Boot Insulation	Remove	Unit
Master Bedroom Closet	Drywall	Remove	4' up by 4' over
Master Bedroom Closet	Wood Framing	Clean	4' up by 4' over
Master Bedroom Closet	Insulation	Remove	4' up by 4' over
Master Bathroom	HVAC Vent	Clean	Unit
Master Bathroom	HVAC Boot	Clean	Unit
Master Bathroom	HVAC Boot Insulation	Remove	Unit
Master Bathroom	Drywall	Remove	2' up by 2' over
Master Bathroom	Wood Framing	Clean	2' up by 2' over
Master Bathroom	Insulation	Remove	2' up by 2' over
Master Bathroom	Caulking/Grout	Remove	1' up by 5' over

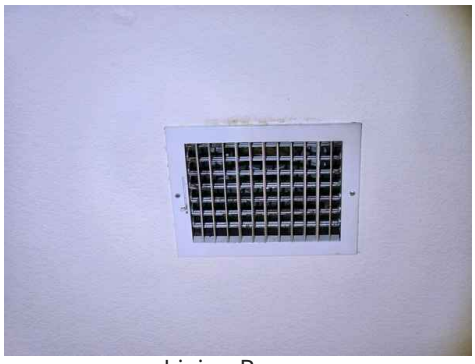

Garage


Attic


Attic


Front Right Bedroom


Living Room


Living Room


Dining Room


Laundry Room

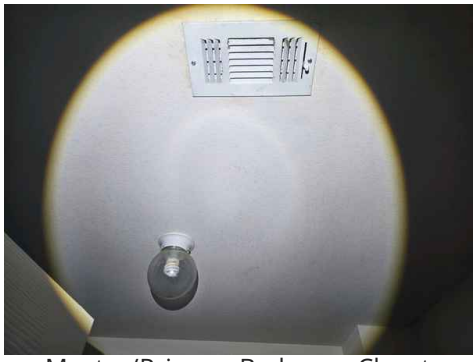

Laundry Room

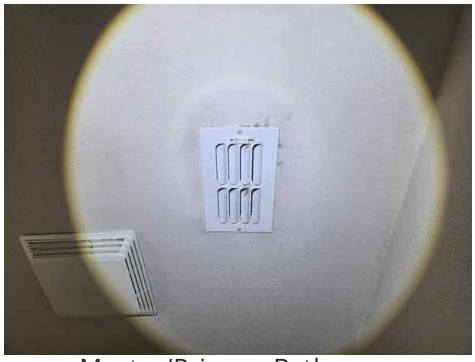

Laundry Room


Kitchen


Master/Primary Bedroom


Master/Primary Bedroom Closet


Master/Primary Bedroom Closet


Master/Primary Bathroom


Master/Primary Bathroom

HVAC System and Ducts

After remediation is done on a project where the HVAC system is involved, a system and duct cleaning is recommended to assure that the air being circulated throughout the home is as clean as possible.

11: PROJECT MODIFICATION

Information

Project Modification

The MAC, on an individual basis, will consider modifications designed to expedite or enhance the fungal remediation procedure. The MAC must approve deviations from the fungal remediation procedure described.

12: POST REMEDIATION VERIFICATION

Information

Post Remediation Verification

There are three steps involved with obtaining clearance on a mold remediation project in the state of Texas.
1) VISUAL -- The procedure will include a visual inspection. The interior surfaces of the remediated area must be free and clear of dust, debris and wood rot. Obviously, there cannot be any visible mold.
2) PROCEDURAL -- The remediation contractor must have followed the instructions in this protocol.
3) QUANTITATIVE TESTING -- There must be a nationally recognized quantitative test performed inside each containment or affected area. (See Table under Remediation Information Required by TMARR Law). The assessor will use professional judgement to determine whether the project passes or fails based on the visual inspection and quantitative testing results are complete.

Spore traps and surface samples are the only forms of testing approved by the state of Texas under the TMARR rules as we understand them. All samples taken for the clearance will be processed by Moldlab Ltd. in Carrollton, TX, a licensed/accredited laboratory for the state of Texas, LAB0137

Texas Administrative Code Chapter 78.110 states the following:
(i) Clearance procedures and criteria. In the remediation protocol for the project, the assessment consultant shall specify:
(1) at least one nationally recognized analytical method for use within each remediated area in order to determine whether the mold contamination identified for the project has been remediated as outlined in the remediation protocol;
(2) the criteria to be used for evaluating analytical results to determine whether the remediation project passes clearance;
(3) that post-remediation assessment shall be conducted while walk-in containment is in place, if walk-in containment is specified for the project; and
(4) the procedures to be used in determining whether the underlying cause of the mold identified for the project has been remediated so that it is reasonably certain that the mold will not return from that same cause.

GreenWorks will inspect according to the following procedure;

The procedure will include a visual inspection. The interior surfaces of the remediated area must be free and clear of dust, debris, wood rot, and elevated levels of moisture. If one of these situations exists then the person doing the inspection will do a direct sample at that area. If none of these are detected, as well as no signs of visible growth, then air sampling will be performed.

Requirements & Responsibilities of Owner/Others:
Owner or their agent to notify subcontractors, employees, tenants affected by the mold remediation prior to remediator mobilization as required by OSHA.
Parking will be allowed for placement, when applicable, of disposal containers next to the structure and parking for remediator employees.
Water & Power I Remobilization - Remediator assumes suitable water and power service will be available within all applicable work areas at cost of others (i.e. owner).
The materials are removed using hand tools (inside full NPE containment) and maintained in a negative pressure condition and double bagged until mold remediation waste is finally removed and transported by a waste transportation company.
Once the Remediation is completed and final clearances have been achieved, Remediator will generate a final close out report which includes all daily logs, air monitoring results, contractor close out docs.

13: CONTRACTOR RESPONSIBILITIES

Information

Waste Disposal

Waste materials will be double-bagged or wrapped in opaque 6-mil polyethylene unlabeled disposal bags. Disposal bags will be HEPA-vacuumed prior to removal from the work areas. Debris will be disposed as construction waste and placed in an enclosed, secured trailer or dumpster provided by the MRC unless otherwise noted.

MRC Responsibilities

In the work areas the remediation MRC will assume full responsibility and liability for compliance with all applicable federal, state and local regulations pertaining to work practices, transport, disposal, and protection of workers, visitors to the site and persons occupying areas adjacent to the site. The MRC will hold the Owner, the General Contractor and the Consultant harmless for failure to comply on the part of himself, his employees or his subcontractors. Federal, state and local regulations include, but are not limited to, the following:

U.S. Department of Labor, Occupational Safety and Health Administration, (OSHA), including but not limited to:
- Respiratory Protection: Title 29, Part 1910, Section 134 of the Code of Federal Regulations

- Access to Employee Exposure and Medical Records: Title 29, Part 1910, Section 2 of the Code of Federal Regulations

- Hazard Communication: Title 29, Part 1910, Section 1200 of the Code of Federal Regulations

- Specifications for Accident Prevention Signs and Tags: Title 29, Part 1910, Section 145 of the Code of Federal Regulations.

2 Texas Department Licensing and Regulation (TDLR): Mold Assessors and Remediators Administrative Rules, 2017 (MARAR).

14: PROJECT SUBMITTALS

Information

Project Submittals

Prior to start of work, as a minimum, one copy of the following is to be provided to GreenWorks by email at **environmental@greenworksinspections.com** by the MRC:

- TDLR 5-Day (or emergency) notification (If required).

- MRCs TDLR license (corporate and supervisor).

- Worker documentation, including evidence that all workers have received proper training and are accredited and registered as required by regulations; respiratory fit test for each worker who will enter containment.

- Safety Data Sheets (SDS) to be utilized on this project.

- Mold Remediation Work Plan

At the conclusion of the remedial project the ***MRC*** will submit the following:

- A Certificate of Mold Remediation Damage in accordance with TDLR regulations contained in the MARAR (16 TAC §78.150).

15: MOISTURE MITIGATION

Information

Mitigation of Moisture

The fungal growth observed on wood framing, insulation, drywall, HVAC materials, light fixture, door frame, and caulking/grout materials appears to be related to a reported water leak, HVAC maintenance issues, and humidity issues.

The building owner is responsible for the mitigation of moisture intrusion and should provide documentation of the final repairs for the MAC's files and compliance with the MARAR.

16: REFERENCE MATERIAL

Information

Reference Material

Remediation Methods: EPA Guidelines

In all contaminated areas where remediation is to take place, the following methods will be used:
1. Wet/Dry vacuum all debris from demo
2. HEPA vacuum all surfaces
3. Damp wipe with an anti-microbial
4. Remove and Discard

Wall and ceiling surface materials Remove and dispose of any water-damaged or mold contaminated wallboard, plaster, wall paper or other surface materials on or adjacent to structural members. Remove any affected insulation. After removal of building materials, if the contractor suspects the mold continues farther than specified in the protocol, contact GreenWorks for approval and a change in the work scope and continue removal. The contractor should use a two-foot safety margin on any unspecified work area with continuous visible mold.

Structural wood in walls, crawl space or attic Remove and dispose of any water-damaged material on or adjacent to structural wood. Remove any affected insulation. Inspect the support structure for any water damage and mold growth. If the integrity of any support structure is questionable, it should be replaced. All wood framing should be dehumidified to fifteen percent moisture content or below. Any affected framing should have all visible mold dislodged with power sanders or wire brushes, cleaned with an EPA registered fungicide, and coated with an EPA registered encapsulant. Clean all the exposed wood framing using a two-foot safety margin. Semi-porous building materials (i.e., framing, studs, sub-floors, etc.) that cannot be adequately cleaned of fungal growth should be removed and disposed.

Painted or finished wood Finished wood should be cleaned using a grease cutting detergent such as Simple Green employing a 2-towel system. The decision to remove or clean the wood is to be made taking into account the moisture content of the wood as well as its physical damage.

Porous Materials Materials such as rugs, carpets, drapery and upholstered furniture should be HEPA vacuumed. If they cannot be cleaned, then they must be removed and discarded.

17: TERMS

Information

Disposal of Waste

Mold wastes produced will be transported and disposed of by remediator for the owner, to an authorized landfill that accepts waste.

Mold Assessment Consultant

TDLR regulations require the owner to provide and pay for all air testing, consulting services
Independently unless the remediator is responsible for a re-test due to unsuccessful remediation techniques.

Licenses

Both the remediator (MRC) and assessor (MAC) shall be licensed by the Texas Department of Licensing and Regulations

Insurance

Both the remediator (MRC) and assessor (MAC) shall carry insurance coverage's with $1M limit on General Liability per the Texas Mold Assessment and Remediation Rules.

18: ADDENDUM/LIMITATIONS

Information

Limited Liability Clause

To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultant's officers, directors, partners, employees, agents, and sub consultants, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Project or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant or $999 whichever is greater.

It is the responsibility of our client to read this document in its entirety and not make assumptions about the contents.

General Information and Assessment

GreenWorks was retained to perform an initial assessment and write a mold remediation protocol at the predetermined project site designated at the top of the report. The structure is a residential property and will not need to be tested for asbestos. Regarding asbestos, the Texas Asbestos Health Practices Regulations, TOC Chapter 1954 (rules regarding testing, sampling and abatement cover public or commercial buildings, not residential).

Limitations

This assessment was conducted following standard practices and guidelines. GreenWorks has been retained to only provide mold assessment services, provide recommendations for this project, and conduct post remediation assessments. Remediation oversight, project management, or other services during and/or following remediation were not included in our scope of work. Submittal of this report concludes GreenWork's involvement with this project, unless retained to provide additional services at a future date.

Regardless of the thoroughness of an assessment, it is possible that some areas containing visible mold growth, water damage, and/or elevated moisture content or other indicators of poor indoor air quality were inaccessible or not evident during the assessment.

The findings and recommendations included represent conditions evident at the time of the assessment. Building conditions related to indoor air quality, microbial growth and moisture intrusion may be subject to change daily, particularly after catastrophic events. Therefore, the conditions observed and reported herein may not be evident in the future. If additional information becomes available which may affect GreenWork's findings and recommendations, we request the opportunity to evaluate the information and modify our findings and recommendations as appropriate.

GreenWorks has endeavored to meet what he believes is the applicable standard of care ordinarily exercised by others in conducting this assessment. No other warranty, express or implied, is made regarding the information contained in this report.

This report has been prepared for the sole and exclusive use of the client subject to previously agreed-upon terms and conditions. This report may not be suitable for the needs of others. Therefore, any reliance by other parties on the contents of this report is not granted and any such reliance shall be at the sole risk of the user.

19: DISCLAIMER

Information

General Mold Inspection/Medical Limitations Disclaimer

Do not depend on your mold consultant for any medical advice; that is the job of a medical specialist. If any illness is experienced that may be related to mold or other indoor environmental factors, then a family doctor should be consulted regarding health complaints. In addition, the unhealthy person should obtain a referral to the appropriate medical professionals specializing in allergies, environmental medicine, or occupational health, as prescribed by the physician. If building related symptoms, such as allergy or asthma-like symptoms or other similar symptoms are experienced, then a mold investigation is often the logical starting point to locate, define and control the problem as mold is often the culprit. One must keep in mind that occasionally other Bio-aerosols can result in symptoms or illness as well.

This inspection is not intended to sample or report on what the inspector considers to be typical tiny amounts of expected mold. Unless arrangements are made and agreed to in written form and paid for, this is not and environmental investigation for conditions, such as dust mite, roach, and pet allergens, virus, bacteria, lead-based paint, asbestos, radon, VOC's, or any other environmental conditions. This is not a wood destroying organism or termite inspection report for dry rot fungus or other fungus that causes wood decay. This is a mold inspection only. The inspector does not offer an opinion as to the advisability of the purchase or sale of property. **Unless you request and pay for mold sampling in every room, inner wall stud bay, AC duct, carpet, and all other surface in all areas, then items tested and sampled during this standard mold inspection will be *selectively* tested and sampled and also approved by the client.** Environmental testing equipment when used are used in representative or sometimes randomly selected areas. Not every area of the property is checked with such devices due to professional consideration and time constraints. Inspector is not responsible or liable for the non-discovery of any water damage, water problems, mold contamination, mold problems or other conditions of the subject property, or any other problems which may have developed or become more evident after the inspection and testing time and date.

Inspector is not responsible for or liable for the non-discovery of any, water problems, mold contamination, or any other problems that were not discovered due to inadequate sampling in specific areas where sampling was not requested and paid for or where not readily visible clues existed that would have warranted sampling in those areas. Your inspector is unlikely to sample for, or locate mold which may be hidden inside walls, behind wall paper, appliances, furniture or other inaccessible areas.

20: COMPLAINTS

Information

Complaints

The Texas Department of State Health Services turned over responsibility for the licensing of all mold services providers on November 1, 2017 to the Texas Department of Licensing and Regulation. TMARR rules state a currently licensed Mold Assessment Technician may inspect, write an assessment and provide testing services for any property owner in the state of Texas. The report will be reviewed and a formal protocol written by one of our licensed Mold Assessment Consultant listed on the cover page (Caldwell). The clearance inspection and testing may be done by a licensed MAT, but a licensed MAC must supervise that activity by being on site at the time of the clearance inspection. One of our licensed MACs will conduct the clearance inspection. A TDLR Consumer Mold Information Sheet will explain some of the rules to the consumer and is included in this report. However, a paper copy shall be provided by one of our representatives at the time of the initial contact.


COMPLAINTS

Complaints can be filed by sending mail to

Texas Department of Licensing & Regulation
Attention: Enforcement Division
P.O. Box 12157
Austin, Texas 78711

Emailed to
Intake@tdlr.texas.gov

or file online at
www.tdlr.texas.gov/complaints

Toll-Free (in Texas): (800) 803-9202

TDLR Form LIC009 February 2017

STANDARDS OF PRACTICE