FOSTER MOLD INSPECTIONS
PO. Box 404 Liverpool, Texas 77577
Phone: 281-704-5011
Email: sherryfoster56@gmail.com

MOLD, ASSESSMENT / Laboratory Results

To:emedina@dreeshomes.com
From: Sherry A. Foster
(State Licensed Mold Assessment Consultant #0352)
Subject: [redacted]
Date:6/4/2024
FMI project#:24-036

On 5/31/2024, a mold and moisture survey was performed at the above residence. The indoor relative humidity averaged 55% which lies within the ASHRAE (American Society of Heating, refrigerating and Air Conditioning Engineers) recommended range of 30-60% to discourage mold development. Visible mold was observed and confirmed by moisture probe testing; the air mold spore count was elevated compared to outside. The tape samples confirmed the presence of mold.

Remediation Protocol

1. Hire Licensed Remediators.
2. Have verbal contact with Sherry Foster for any questions or concerns (281) 704-5011
3. Supplemental will be written as needed.
4. Erect walk-in poly containment for the whole house.
5. Install HEPA air scrubbers and dehumidifiers in the house
6. Remove sheet rock over back door frame 3x5 aprox 15sqft. Remove door frame casing. Remove sheet rock ceiling in master bath toilet room aprox 32sqft. Also sheet rock 2x1 around the supply line to toilet aprox 2sqft. On all ac ceiling vents through out the house remove 1x1 sheet rock on all 4 sides. On all exhaust fans and duct work in house clean and disinfect .Clean ac coils, plenum and duct work. Hepa vacuum cloth furniture and wipe down wooden furniture. Clothes in closets should be washed with a bleach alternative. Replace all ac filters. Clean and disinfect the dehumidifier.

7. Inspect for mold; remove 1 ft beyond any mold.
8. Clean, disinfect, and sand or wire brush any visible Mold on studs, steel plates, supports etc.
9. Replace any rotten wood during remediation or rebuild
10. HEPA vacuum all debris generated during remediation

11. Foster Mold Inspections will perform a visual inspection and collect air test samples to confirm clearance. Containment shall remain in place until clearance is performed and passed. To achieve clearance, inside mold spore counts must be significantly lower than outside and only trace amounts of mold not present in the outside air. A visual assessment will attempt to verify the underlying cause has been remediated. If it cannot be verified visually, the owner or contractor shall supply us with a written statement that the cause has been remediated.
12. Coat remediated areas with an antifungal coating such as FOSTERS 4020.

•Note: Remediations contractor is responsible for providing the proper PPE required by law. (Minimum requirement is N95 respirator, disposable suits and goggles).

MYCOLOGY REPORT

Date: June 3, 2024

Foster Mold Inspections

Report: 6924-2135
24-036 / [redacted]

This document shall be considered a duly signed original report of the results obtained from the analysis(es) performed. All analyses are done within government guidelines and regulations.

Gary R. Simmons
Laboratory Manager

Lab Comments on Project: N/A

Fungal/Mold Spore Analysis Report - Bulk

Client Sampling Method: Swab, Bulk Material, Tape Lift

APASI Analytical Method: Identification of pollen, fungal/mold spores, and fine particulates using bright field light microscopy utilizing Refractive index oil immersion (1000 – 1500x), and phase contrast microscopy utilizing stain (600 – 1000x)

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Foster Mold Inspections
P.O. Box 404
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Date of Report:
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Date Samples Collected:
May 31, 2024

Date Samples Received:
May 31, 2024

APASI Project Reference #:
6924-2135

Client Project Name:
24-036 / [redacted]

Contact:
Sherry Foster

Turn Around Time:
24 Hour

SAMPLE ID: 101		**Non Fungal Debris Loading: High** **Particulates, Synthetic Fibers, Organic Fibers**		
Location	*** Hyphal Debris**	**Pollen Loading**	**Fungal/Mold Spore ID**	**Fungal/Mold Spore Loading**
Tape Lift / Over Master Shower AC Vent / Bulk Material	Absent	None Observed	Penicillium/Aspergillus	Low

SAMPLE ID: 102		**Non Fungal Debris Loading: Low** **Particulates, Synthetic Fibers, Organic Fibers**		
Location	*** Hyphal Debris**	**Pollen Loading**	**Fungal/Mold Spore ID**	**Fungal/Mold Spore Loading**
Tape Lift / AC Ceiling Vent Master Bath / Toilet Room	Present	None Observed	Penicillium/Aspergillus	High

Loading Concentrations Per Spore: Low = 1 – 25%, Medium = 26 – 50%, High = 51 – 75%, Very High = 76 – 100%

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306 W. Edgewood Dr., Suite C, Friendswood, TX 77546 www.apasi.net Office (281) 648-9918 | Fax (281) 648-9595

Fungal/Mold Spore Analysis Report - Bulk

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Turn Around Time:
24 Hour

SAMPLE ID: 103		**Non Fungal Debris Loading: Medium** **Particulates, Synthetic Fibers, Organic Fibers**		
Location	*** Hyphal Debris**	**Pollen Loading**	**Fungal/Mold Spore ID**	**Fungal/Mold Spore Loading**
Tape Lift / Over Back Door / Sheet Rock	Absent	None Observed	Penicillium/Aspergillus	Trace

SAMPLE ID: 104		**Non Fungal Debris Loading: High** **Particulates, Synthetic Fibers, Organic Fibers**		
Location	*** Hyphal Debris**	**Pollen Loading**	**Fungal/Mold Spore ID**	**Fungal/Mold Spore Loading**
Tape Lift / Back Door Itself	Present Absent	None Observed	Penicillium/Aspergillus	Low

Loading Concentrations Per Spore: Low = 1 – 25%, Medium = 26 – 50%, High = 51 – 75%, Very High = 76 – 100%

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24 Hour

SAMPLE ID: 105		**Non Fungal Debris Loading: Low** **Particulates, Organic Fibers**		
Location	*** Hyphal Debris**	**Pollen Loading**	**Fungal/Mold Spore ID**	**Fungal/Mold Spore Loading**
Tape Lift / Back Door Area / Facing	Present	None Observed	Penicillium/Aspergillus	High

SAMPLE ID: 106		**Non Fungal Debris Loading: Low** **Particulates, Organic Fibers**		
Location	*** Hyphal Debris**	**Pollen Loading**	**Fungal/Mold Spore ID**	**Fungal/Mold Spore Loading**
Tape Lift / Supply Live / Sheet Rock / Master Toilet Wall	Present	None Observed	Cladosporium Penicillium/Aspergillus	Low High

Loading Concentrations Per Spore: Low = 1 – 25%, Medium = 26 – 50%, High = 51 – 75%, Very High = 76 – 100%

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Fungal/Mold Spore Analysis Report - Air

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6924-2135

Client Project Name:
24-036 / [redacted]

Turn Around Time:
24 Hour

Sample ID: 107

Non-Fungal Debris Loading: Low
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Master Bath and Toilet Room Doorway			100				
					Alternaria		
				1.15%	Ascospores	2	20
					Basidiospores		
					Cercospora		
					Chaetomium		
				20.69%	Cladosporium	36	360
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
				74.71%	Pen/Asp	130	1,300
					Myxomycetes/Smuts		
				3.45%	Stachybotrys	6	60
					Unidentifiable		
Totals/M3				**100%**		**174**	**1,740**

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Fungal/Mold Spore Analysis Report - Air

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Turn Around Time:
24 Hour

Sample ID: 108

Non-Fungal Debris Loading: Low
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Master Bath and Closet Doorway			100				
					Alternaria		
				3.45%	Ascospores	2	20
					Basidiospores		
					Cercospora		
					Chaetomium		
					Cladosporium		
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
				96.55%	Pen/Asp	56	560
					Myxomycetes/Smuts		
					Stachybotrys		
					Unidentifiable		
Totals/M3				**100%**		**58**	**580**

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Turn Around Time:
24 Hour

Sample ID: 109

Non-Fungal Debris Loading: Medium
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Master Bed and Hallway Doorway			100				
					Alternaria		
					Ascospores		
					Basidiospores		
					Cercospora		
					Chaetomium		
				24.00%	Cladosporium	12	120
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
				76.00%	Pen/Asp	38	380
					Myxomycetes/Smuts		
					Stachybotrys		
					Unidentifiable		
Totals/M3				**100%**		**50**	**500**

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Fungal/Mold Spore Analysis Report - Bulk

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Turn Around Time:
24 Hour

SAMPLE ID: 110	**Non Fungal Debris Loading: High** **Particulates, Synthetic Fibers, Organic Fibers**

Location	* Hyphal Debris	Pollen Loading	Fungal/Mold Spore ID	Fungal/Mold Spore Loading
Tape Lift / Visible Over Window Curtains Master Bed	Present	None Observed	Penicillium/Aspergillus	High

Loading Concentrations Per Spore: Low = 1 – 25%, Medium = 26 – 50%, High = 51 – 75%, Very High = 76 – 100%

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Fungal/Mold Spore Analysis Report - Air

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Turn Around Time:
24 Hour

Sample ID: 111

Non-Fungal Debris Loading: Low
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Living and Kitchen			100				
				1.79%	Alternaria	1	10
				3.57%	Ascospores	2	20
					Basidiospores		
					Cercospora		
					Chaetomium		
				23.21%	Cladosporium	13	130
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
				69.64%	Pen/Asp	39	390
					Myxomycetes/Smuts		
					Stachybotrys		
				1.79%	Unidentifiable	1	10
Totals/M3				**100%**		**56**	**560**

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24-036 / [redacted]

Contact:
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Turn Around Time:
24 Hour

Sample ID: 112

Non-Fungal Debris Loading: Medium
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Media Room			100				
					Alternaria		
					Ascospores		
					Basidiospores		
					Cercospora		
					Chaetomium		
					Cladosporium		
				1.35%	Curvularia	1	10
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
				98.65%	Pen/Asp	73	730
					Myxomycetes/Smuts		
					Stachybotrys		
					Unidentifiable		
Totals/M3				**100%**		**74**	**740**

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24-036 / [redacted]

Turn Around Time:
24 Hour

Sample ID: 113

Non-Fungal Debris Loading: Low
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Pantry and Hallway			100				
				1.82%	Alternaria	1	10
				5.45%	Ascospores	3	30
					Basidiospores		
					Cercospora		
					Chaetomium		
					Cladosporium		
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
				92.73%	Pen/Asp	51	510
					Myxomycetes/Smuts		
					Stachybotrys		
					Unidentifiable		
Totals/M3				**100%**		**55**	**550**

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24-036 / [redacted]

Turn Around Time:
24 Hour

Sample ID: 114

Non-Fungal Debris Loading: Low
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Hall Bathroom and Doorway to Hall			100				
					Alternaria		
				4.55%	Ascospores	1	10
					Basidiospores		
					Cercospora		
					Chaetomium		
					Cladosporium		
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
				95.45%	Pen/Asp	21	210
					Myxomycetes/Smuts		
					Stachybotrys		
					Unidentifiable		
Totals/M3				**100%**		**22**	**220**

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Turn Around Time:
24 Hour

Sample ID: 115

Non-Fungal Debris Loading: Low
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Utility Hallway			100				
					Alternaria		
				1.14%	Ascospores	2	20
					Basidiospores		
					Cercospora		
					Chaetomium		
					Cladosporium		
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
				98.86%	Pen/Asp	174	1,740
					Myxomycetes/Smuts		
					Stachybotrys		
					Unidentifiable		
Totals/M3				**100%**		**176**	**1,760**

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Turn Around Time:
24 Hour

Sample ID: 116

Non-Fungal Debris Loading: Low
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Front Left Bed and Closet			100				
					Alternaria		
				40.00%	Ascospores	2	20
					Basidiospores		
					Cercospora		
					Chaetomium		
					Cladosporium		
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
				60.00%	Pen/Asp	3	30
					Myxomycetes/Smuts		
					Stachybotrys		
					Unidentifiable		
Totals/M3				**100%**		**5**	**50**

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Turn Around Time:
24 Hour

Sample ID: 117

Non-Fungal Debris Loading: Low
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Middle Bed and Closet			100				
					Alternaria		
				50.00%	Ascospores	1	10
					Basidiospores		
					Cercospora		
					Chaetomium		
					Cladosporium		
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
					Pen/Asp		
					Myxomycetes/Smuts		
					Stachybotrys		
				50.00%	Unidentifiable	1	10
Totals/M3				**100%**		**2**	**20**

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Turn Around Time:
24 Hour

Sample ID: 118

Non-Fungal Debris Loading: Low
Particulates, Skin Cells, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Jack and Jill Bath and Hallway			100				
					Alternaria		
				33.33%	Ascospores	1	10
					Basidiospores		
					Cercospora		
					Chaetomium		
					Cladosporium		
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
					Nigrospora		
				66.67%	Pen/Asp	2	20
					Myxomycetes/Smuts		
					Stachybotrys		
					Unidentifiable		
Totals/M3				**100%**		**3**	**30**

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Fungal/Mold Spore Analysis Report - Air

Client Sampling Method: Spore trap air induction utilizing Air-O-Cell, Allergenco-D cassettes or Cyclex coated surface glass slides

APASI Analytical Method: Identification of pollen, fungal/mold spores, and fine particulates using bright field light microscopy utilizing refractive index oil immersion (1000 – 1500x) and phase contrast microscopy utilizing stain (600 – 1000x)

Client:
Foster Mold Inspections
P.O. Box 404
Liverpool, TX 77577
281-704-5011

Date of Report:
June 3, 2024

Date Samples Collected:
May 31, 2024

Date Samples Received:
May 31, 2024

APASI Project Reference #:
6924-2135

Client Project Name:
24-036 / [redacted]

Contact:
Sherry Foster

Turn Around Time:
24 Hour

Sample ID: 119

Non-Fungal Debris Loading: Low
Particulates, Organic Fibers

Location	Hyphal Debris	Pollen Count	Vol. (L)	Spore %	Fungal/Mold Spore ID	Fungal / Mold Spore Counts	Concentration Spores/M3
Outside Front	2	4	100				
				4.21%	Alternaria	4	40
				31.58%	Ascospores	30	300
				12.63%	Basidiospores	12	120
					Cercospora		
				38.95%	Chaetomium	37	370
				2.11%	Cladosporium	2	20
					Curvularia		
					Drechslera/Bipolaris		
					Epicoccum		
					Fusarium		
				2.11%	Nigrospora	2	20
				7.37%	Pen/Asp	7	70
					Myxomycetes/Smuts		
					Stachybotrys		
				1.05%	Unidentifiable	1	10
Totals/M3	**20**	**40**		**100%**		**95**	**950**

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Apex Precision Analytical Services. Inc.
306 West Edgewood Drive, Suite C
Friendswood, TX 77546

APASI Analytical Method: Identification of pollen, fungal/mold spores, and fine particulates using bright field light microscopy utilizing refractive index oil immersion (1000 – 1500x) and phase contrast microscopy utilizing stain (600 – 1000x)

Recap of Air Trap Analysis

Customer	Date of Report:	APASI Reference #:	Client Project Name:
Foster Mold Inspections	June 3, 2024	6924-2135	24-036 / [redacted]

Sample Number	107	108	109	111	112	113	114	115	116	117	118	119			
Location	Master Bath and Toilet Room Doorway	Master Bath and Closet Doorway	Master Bed and Hallway Doorway	Living and Kitchen	Media Room	Pantry and Hallway	Hall Bathroom and Doorway to Hall	Utility Hallway	Front Left Bed and Closet	Middle Bed and Closet	Jack and Jill Bath and Hallway	Outside Front			
Non-Fungal Debris Loading	Low	Low	Medium	Low	Medium	Low	Low	Low	Low	Low	Low	Low			
Volume	100	100	100	100	100	100	100	100	100	100	100	100			
Hyphal Debris/M3	0	0	0	0	0	0	0	0	0	0	0	20			
Pollen Count/M3	0	0	0	0	0	0	0	0	0	0	0	40			
Fungal ID	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3	Spores/M3
Alternaria				10		10						40			
Ascospores	20	20		20		30	10	20	20	10	10	300			
Basidiospores												120			
Cercospora															
Chaetomium												370			
Cladosporium	360		120	130								20			
Curvularia					10										
Drechslera/Bipolaris															
Epicoccum															
Fusarium															
Nigrospora												20			
Pen/Asp	1,300	560	380	390	730	510	210	1,740	30		20	70			
Myxomycetes/Smuts															
Stachybotrys	60														
Unidentifiable				10						10		10			
Total Spore Concentration/M3	1,740	580	500	560	740	550	220	1,760	50	20	30	950			