

**POST MOLD REMEDIATION ASSESSMENT – PASSED
CLEARANCE REPORT**

**RESIDENTIAL PROPERTY
1607 NW 26th STREET
SAN ANTONIO, TEXAS 78228**

PREPARED FOR:

**DON CATES
KB HOMES
4800 FREDRIKSBURG RD
SAN ANTONIO, TEXAS 78229**

**PHONE: (210) 308-1441
FAX: (210) 308-1332**

PROJECT NUMBER: 0703134ARG

WRITTEN BY:

**MARK D. FREEMYER, CIEC
PROJECT MANAGER
TX DSHS MAC LICENSE #0188 (Exp. 1/4/2008)**

REVIEWED BY:

**ROBERT W. MILLER, CIH, CSE
TX DSHS MAC LICENSE #0187 (Exp. 12/16/2008)**

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PREPARED BY:

**ARGUS ENVIRONMENTAL
10004 WURZBACH RD., #247
SAN ANTONIO, TEXAS 78230**

**PHONE: (210) 493-2560
FAX: (210) 342-9027**

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I. Introduction

Argus Environmental Consultants, Inc. was contacted by KB Home to perform a Post Mold Remediation Assessment at the residential property located at 1607 NW 26th Street, San Antonio, Texas. The evaluation occurred on September 4 and 19, 2007. The evaluation was conducted in order to provide a physical assessment of the building's conditions in regards to surface and air mold presence subsequent to remediation efforts performed by Genesis Restoration Services, Inc.

II. Scope of Services

The Scope of Services included in the Evaluation followed the Texas Department of State Health Services (TX DSHS) Mold Assessment and Remediation Rules and consisted of the completion of the following activities:

- Visual assessment of remediated areas
- Limited air and surface sample collection event
- Report documenting the findings of the evaluation

Argus Environmental's entire liability pertaining to this report and all work associated with it is limited to the INVOICED amount defined within the Scope of Services.

III. Visual Observations

Kitchen

The exterior window sill and frame and the shelf below the sink have been cleaned and sanitized there are no visible signs of water intrusion, moisture distress or suspect mold growth (Photos 1-3).

Moisture in the exterior wall window sill and gypsum board window casings ranged from 7-9%.

Family Room

The caulk joint at the interface between the window sill, frame, and the gypsum board casing has been removed (Photos 4-5). The remainder of the window appears to be in good condition and had been cleaned and wiped down. The inspection hole cut into the exterior wall below the left hand side of the window system did not reveal visible signs of water intrusion, moisture distress, or suspect mold growth (Photo 6).

Hall Bathroom

Gypsum board and base board at the head end of the tub had been removed from behind the toilet along the wall between the tub and the vanity cabinetry. The exposed wall cavity framing materials appeared to be in good condition there was no visible sign of water intrusion, moisture distress or suspect mold growth (Photo 7). Moisture readings ranged from 8-10%.

Bedroom 3

The caulk joint at the interface between the window sill and the gypsum board casing had been removed. The bottom of the window track had been cleaned and sanitized and appeared to be in good condition (Photo 8). The carpet tacking had been removed from throughout much of the room. Moisture content in the exterior wall systems ranged from 6-8%.

Master Bedroom

The caulk joint between the window sill, frame, and gypsum board window casings had been removed along the back exterior wall window system (Photo 9). Additionally, a hole in the gypsum board exterior wall below the left window exposed the wall cavity and wood framing (Photo 10). There was no visible indication of water intrusion, moisture distress or suspect mold growth. Moisture content in the materials ranged from 6-8%.

The caulk joint around the entire perimeter of the window, the window sill, and apron along the side exterior wall window system had been removed and there were no visible signs of water intrusion, moisture distress, or suspect mold growth (Photo 11).

Master Bathroom

The caulk joint around the top of the tub surround had been removed at the interface with the wall system (Photo 12). The base board and a 1x1-foot section of gypsum board had been removed along the head end of the tub (Photo 13).

HVAC Closet

The return air plenum below the air handler was clean and free from dust accumulation (Photo 14). The return side of the AC condensate coil appeared to be clean and in good condition (Photo 15)

IV. Sample Locations and Interpretation of Findings

Argus Environmental Consultants, LLC acknowledges the limitations of the sampling methodology in terms of absolute numerical valuations of mold content encountered within the structure at the time of each limited sample collection.

Refer to Appendix I for specific counts of particular sample results.

A. Air Samples

Two sets of air samples were collected from inside the residence (Photos 16 & 17) along with two additional outside air sample sets collected from the front sidewalk, which were used for comparison purposes. The air samples were labeled and collected from the following locations:

Z-101AC Outside Air 1

Z-102AC Living Room at the HVAC Closet
Z-103AC Master Bedroom
Z-104AC Outside Air 2

B. Surface samples

One surface swab (Z-106S1) and one surface tape (Z-105T1) samples were labeled collected from the return side of the AC condensate coil.

V. Conclusions

Comparative analysis of the microscopic mold spore and viable fungi culture data indicates that the total mold spore/fungi count of the inside air samples were lower than the outside samples at the times of the sample collection event. No significant variations in the genera composition and distribution were identified.

Interpretation of the surface sample mold spore and viable fungi data indicates a low level of microbial presence within the limitations of the sampling methodology of the sample collection.

The combination of visual assessment and empirical microbiological sampling data would suggest that the remediation activities were successful in controlling the mold amplification that was encountered during the initial Mold Assessment conducted on March 14, 2007.

Reconstruction may begin at your convenience and the residential property is ready for re-occupation.