

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

**RESIDENTIAL PROPERTY**  
**436 PRECIOUS**  
**SAN ANTONIO, TEXAS 78237**


**PREPARED FOR:**

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

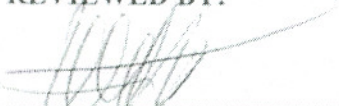
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## **I. Introduction**

Argus Environmental Consultants, LLC was contacted by KB Home to perform a Post Mold Remediation Assessment at the residential property located at 436 Precious, San Antonio, Texas. The evaluation occurred on August 31 and September 19 & 28, 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**

The initial post mold remediation assessment was conducted on August 31, 2007. At the time of the evaluation, representatives from Argus determined that the property was not adequately cleaned and the sub-contractor was instructed to re-clean all surfaces throughout the property.

The second site visit was conducted on September 19, 2007. The property was visually assessed and the surfaces throughout were in acceptable visual condition and air and surface samples were collected for microbiological microscopic and viable analysis for mold. The air and surface sample results indicated that mold was still present within the property. The sub-contractor was instructed to re-clean all surfaces throughout the property.

The following observations were completed at the final site evaluation and sample collection conducted on September 28, 2007.

The carpet, padding and carpet tack strips had been removed from throughout the entire residence.

### Kitchen

The exterior window sill and apron had been removed. The baseboard to the right and left of the exterior door had been removed along with 1x1-foot sections of gypsum board along the left and right sides of the doorway (Photos 1 & 2). The sink cabinetry kick plate had been removed. There were no visible signs of water intrusion, moisture distress or suspect mold growth.

### Family Room

The baseboard had been removed along the exterior wall. The window sill and apron had been removed along with the gypsum board below the window and the base of the left and right casings (Photo 3). There were no visible signs of water intrusion, moisture distress or suspect mold growth.

### Hall Bathroom

The sink cabinet had been completely removed. There were no visible signs of water intrusion, moisture distress or suspect mold growth.

### Bedroom 3

The exterior wall window sill, apron and gypsum board had been removed below the window and the base of the left and right casings (Photo 4). There were no visible signs of water intrusion, moisture distress or suspect mold growth.

### Bedroom 2

The exterior wall window sill, apron and gypsum board had been removed below the window and the base of the left and right casings (Photo 5). There were no visible signs of water intrusion, moisture distress or suspect mold growth.

### Master Bedroom

The baseboard had been removed along the exterior wall. The window sill, apron and gypsum board had been removed below the window and the base of the left and right casings (Photos 6 & 7). There were no visible signs of water intrusion, moisture distress or suspect mold growth.

### Master Bathroom

The base board and a 1x1-foot section of gypsum board had been removed along the head and foot ends of the tub (Photo 8 & 9).

### HVAC Closet

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

## **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 10 & 11) 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:

F-201AC Outside Air #1  
F-202AC Family Room at the HVAC Return  
F-203AC Master Bedroom  
F-204AC Outside Air #2

**B. Surface samples**

Two surface swab and two surface tape samples were labeled collected from the following locations (Photos 12 & 13).

F-205T1 Kitchen - Exterior Wall Floor Plate to right of the exterior doorway  
F-206S1 Kitchen - Exterior Wall Floor Plate to right of the exterior doorway  
F-207T2 Master Bedroom - Exterior Wall Floor Plate below the window  
F-208S2 Master Bedroom - Exterior Wall Floor Plate below the window

**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 that no microbial presence was identified within the limitations of the sampling methodology at the time of the sample collection.

The combination of visual assessments 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 April 20, 2007.

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