Asbestos Mold Inspections
Coastal Bend

4115 Up River Road • Corpus Christi, TX 78408
(361) 384-7776

www.asbestosmoldcoastalbend.com info@amicoastalbend.com

April 20, 2026

CB263334

Magdalena Alaniz
Senior Project Manager
Dept. of Asset Management
City of Corpus Christi
1201 Leopard Street
Corpus Christi, TX 78401
(361) 826-3557
magdalenaa@cctexas.com

Re: Indoor Air Quality and Mold Assessment
La Retama Public Library – Atrium
805 Comanche Street
Corpus Christi, Texas 78401
AMI Project No.: CB263334

Mrs. Alaniz:

This report documents the findings of an Indoor Air Quality (IAQ) and Mold Assessment conducted at the aforementioned project location by Asbestos Mold Inspections Coastal Bend (AMI), a division of Astex Environmental Services (Astex), on April 7, 2026, in response to visible growth and indoor air quality concern.

The investigation was performed by Mr. Arthur Vallejo, a licensed Mold Assessment Consultant (MAC1322) under the Texas Department of Licensing and Regulation (TDLR) and was carried out in accordance with applicable regulatory standards and industry best practices.

The objective of the assessment was to evaluate:

- Bioaerosol (mold spore) concentrations within the specified breathing zones
- Surface mold presence in suspect areas (type and loading density)
- Ambient temperature, relative humidity, and/or dew point
- Area and site conditions
- Concerns presented by management

Assessment Summary

Based on observations made on the day of assessment and/or laboratory analysis, the property is assessed to have **a significant mold condition** at the time of inspection. This

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summary conclusion reflects the overall condition identified during the assessment. Detailed findings, including sample results, environmental condition measurements, and specific observations are provided within the ensuing sections of this report.

Mold Exposure and State Regulations

Texas regulates mold inspections and remediation under the Occupations Code Chapter 1958 and Title 16, Chapter 78 of the Administrative Code. A "regulated mold condition" exists when amounts greater than or equal to 25 contiguous square feet of visible mold growth is identified. As of the date of this report, that threshold **has been met and warrants professional remediation by a TDLR licensed Mold Remediation Contractor (MRC)** for the locations assessed.

Important Note: The U.S. EPA and CDC currently have no defined exposure limits for indoor mold levels. Therefore, assessments rely on comparative data analysis (e.g., indoor versus outdoor spore counts and/or surface sample presence for mold species identification) and industry interpretation, as outlined by AIHA and IICRC S520 guidance.

Sample Collection and Laboratory Analysis

Sampling Summary

- Date of Sampling: April 7, 2026
- Samples Collected:
  - Three (3) indoor air samples
  - One (1) outdoor air sample (baseline)
  - One (1) tape-lift sample

Sampling and interpretation were conducted in accordance with TDLR requirements and industry guidance including AIHA's "Recognition, Evaluation, and Control of Indoor Mold" and IICRC S520 Standard for Professional Mold Remediation.

Laboratory analysis was performed by Environmental Analytical Services LLC, accredited by AIHA EMLAP to ensure analytical reliability.

Laboratory Results Overview

Air Sample Summary (Bioaerosols)

Sample ID→ Mold Species↓	Sample O-1 Control	Sample I-1 3rd Fl. Attic	Sample I-2 2nd Fl. History	Sample I-3 1st Fl. Library	Acceptable
Alternaria	1,253 (17.3%)	40 (3.1%)	27 (2.1%)	67 (5.3%)	Yes
Cladosporium	1,653 (27.4%)	453 (27.4%)	373 (22.5%)	507 (30.6%)	Yes
Penicillium/Asp.	1,187 (16.4%)	293 (24.6%)	280 (23.5%)	240 (20.2%)	Yes
Total Spores	**7,213**	**787**	**680**	**813**	**-**

Counts per cubic meter (cnts./m^3) as compared to outdoor baseline (%)

Surface Sample Summary (Tape-Lift)

Sample ID	Location	Species Identified	Particulate Loading	Acceptable
T-1	Atrium North Wall Surface	Cladosporium	Low	Yes

Air Sample Conclusions (Indoor vs. Outdoor Data)

Industry-standard interpretation (per AIHA and IICRC S520) is based on comparative analysis:

- Indoor spore counts should be lower than or similar to outdoor levels
- Elevated indoor counts indicate potential active indoor mold sources
- Elevated surface moisture or humidity enhances risk for mold colonization and cross-contamination

The air sample results presented above provide an overview of airborne mold levels detected during the assessment. Based on these findings, indoor mold levels were determined to be within normal ranges when compared to the outdoor control sample. The mold types identified consisted of Alternaria, Cladosporium, Penicillium / Asp. These results do indicate the likely presence of an indoor mold source.

Based on laboratory analysis there is not a likelihood of an indoor mold source, further investigation and corrective actions are recommended. This may include targeted remediation of affected areas, addressing moisture intrusion or humidity and/or dew point issues, and follow-up verification sampling to confirm successful resolution.

Air Sample Result Determination Acceptance Guide

Determination	Range	Details
Yes	<60%	The airborne mold spore levels and types are consistent with what is typically found in outdoor air or clean indoor environments. No indication of an indoor mold source is present in the sampled area.
Marginal	60-79.9%	The results are slightly elevated or show mold types that may suggest a developing or localized issue. While not clearly abnormal, these findings may warrant closer observation or limited investigation depending on other site conditions.
No	≥80%	The results are elevated and/or dominated by mold types commonly associated with active indoor growth. This indicates a likely indoor mold source and further assessment or remediation is recommended.

When reviewing percentage as compared to baseline/outdoor sample. This above determination criteria is proprietary to AMI. Site-specific findings and MAC interpretations may result in conclusions outside the ranges and details above.

Surface Sample Conclusions

Mold spores consistent with common indoor and outdoor fungal types were identified on one or more sampled surfaces. These types are frequently found in ambient air and may settle on surfaces, even in areas that appear clean and free of visible mold. The identified molds were reported by the laboratory at low density levels. While these findings do not necessarily indicate active mold growth, they may reflect elevated spore deposition or insufficient air filtration. Please refer to the **Recommendations** section at the end of this report for appropriate guidance on cleaning or environmental control.

Surface Sample Result Determination Acceptance Guide

Determination	Details
Yes	Normal indoor molds, in low quantity, consistent with settled outdoor spores or natural dust. No remediation needed. Appears to be typical fungal types for an indoor environment. Conditions are indicative of supporting good indoor air quality.
Marginal	Presence of mold types that are not inherently dangerous but may suggest elevated moisture, poor air exchange, or developing conditions. Watchful monitoring or minor intervention may be warranted. May signal early stages of mold growth or conditions favoring it.
No	Mold types associated with active growth, chronic moisture, or health risks, regardless of amount. Professional remediation is typically required. The mold detected is not consistent with a clean, dry indoor environment. Conditions are indicative of potentially causing negative impacts to indoor air quality.
Note: Particulate loading describes the visual quality of the sample and affects interpretation reliability, but not whether the result is acceptable. Acceptability is determined by the mold type(s) found; not how much debris is on the tape. Even a small amount of toxic or water-damage mold (e.g., Stachybotrys, Chaetomium, etc.) makes the sample not acceptable, regardless of loading or visible growth.	

Species Detected and Information

1. Cladosporium sp.
   - Common Locations: Dead plants, woody vegetation, windowsills, painted surfaces, HVAC insulation
   - Associated Materials: Paint, textiles, insulation backing, wood trim
   - Growth Conditions: Thrives on damp cellulose materials such as wood, gypsum board, HVAC insulation, and painted surfaces. Often one of the first molds to appear in environments with elevated humidity.
   - Health Effects:
     a. Common allergen, causing hay fever, asthma, and sinusitis
     b. May contribute to skin and nail infections in immunocompromised individuals
     c. Not typically toxigenic but produces irritant compounds
   - Assessment Note: Frequently detected in both outdoor and indoor environments at low levels; elevated indoor levels indicate poor ventilation or moisture intrusion.

2. Penicillium sp.
   - Common Locations: Soil, decaying organic matter, stored food, drywall, wallpaper glue
   - Associated Materials: Drywall paper, carpet backing, upholstery, food waste
   - Growth Conditions: Grows rapidly on water-damaged materials including wallpaper, carpet, HVAC filters, and insulation. Often flourishes in cool, damp indoor environments.
   - Health Effects:
     a. Allergenic; known to cause hypersensitivity pneumonitis and chronic sinus infections
     b. Few species produce mycotoxins (e.g., citrinin, patulin – both food based)
     c. Can trigger asthma attacks and respiratory inflammation

- Assessment Note: High concentrations indoors are a red flag for prolonged moisture problems and possible contamination of hidden cavities.

3. Aspergillus sp.
   - Common Locations: Soil, dust, stored grains, food, HVAC systems
   - Associated Materials: Ceiling tiles, insulation, wallboard, organic dust, duct interiors
   - Growth Conditions: Common in soil and dust; grows on damp drywall, ceiling tiles, HVAC ducts, and food residues. Prefers warm, humid environments.
   - Health Effects:
     a. Can cause allergic reactions and chronic respiratory symptoms
     b. Species like A. fumigatus and A. flavus may cause invasive aspergillosis in immunocompromised individuals
     c. Toxin production varies by species and substrate (e.g., aflatoxins – typically food based)
   - Assessment Note: Regularly found indoors, but elevated levels – especially in hidden zones – warrant prompt corrective actions.

4. Alternaria sp.
   - Common Locations: Decaying plant material, soil, damp shower surfaces, textiles
   - Associated Materials: Bathroom drywall, window sills, shower caulking, carpeting
   - Growth Conditions: Grows on decaying wood, textiles, window frames, and moist bathroom surfaces. Prevalent in outdoor air but problematic when amplified indoors.
   - Health Effects:
     a. Known to cause Type I hypersensitivity (hay fever, asthma)
     b. May lead to chronic sinusitis and, in rare cases, skin infections
     c. Common asthma trigger in sensitized individuals
   - Assessment Note: Indoor presence at higher-than-outdoor levels indicates possible condensation or roof/window leakage.

Ambient Temperature, Relative Humidity, and Dew Point

Environmental conditions – especially temperature, relative humidity (RH), and dew point – are critical indicators for mold growth potential. Sustained RH above 65% or a dew point at or above 60°F creates an environment conducive to fungal colonization, even in the absence of direct water intrusion.

Standards Referenced

- ASHRAE Standard 62.1-2022:
  - Advises keeping indoor dew point less than 60°F and RH less than 65% to prevent microbial growth.

- ASHRAE Standard 55-2020:
  - Defines thermal comfort zones for occupants:
    - Temp: 73–79°F (summer), 68–74.5°F (winter)

- RH: 25–60%

Ambient Air Environmental Measurements

Sample ID	Location	Temperature (°F)	RH (%)	Dew Point (°F)	Interpretation
1	3rd Floor Attic	72.8	63.6	63.7	Marginal
2	2nd Floor Near History	72.6	64.9	64.6	Marginal
3	1st Floor	71.9	64.9	64.8	Marginal
4	Outside / Control	81.1	48.4	48.5	-

Measurements Conclusions
Both dew point and relative humidity were found to be in the upper acceptable or marginal range, suggesting the space may be susceptible to short-term mold risk during humidity spikes or low airflow periods. Adjustments to HVAC settings or dehumidification may be warranted.

Ambient Air Threshold Guide (ASHRAE-Based)

Condition Type	Range	Interpretation
Relative Humidity	<60%	Acceptable
	60-64.9%	Marginal
	≥65%	Elevated (Mold Risk)
Dew Point	<55°F	Acceptable
	55–59.9°F	Marginal
	≥60°F	Elevated (Mold Risk)
Temperature (Regional)	73–79°F	Comfortable
	<68°F or >79°F	Outside Comfort Range

Visual and Sensory Observations

Observations on Day of Inspection

- Odor-Related Observations
  - No atypical or musty odors were detected within the occupied spaces at the time of inspection.
- Surface and Material Conditions
  - Surface-level microbial staining was observed on sheetrock, suggestive of current moisture exposure.
- Mechanical and HVAC Conditions
  - HVAC supply and return vents appeared clean and free of microbial or dust buildup.
  - HVAC filtration observed to be in place and functionally clean; MERV rating not verified.
  - Portable dehumidifiers systems were present and were not operational.

Moisture and Environmental Indicators

- Elevated relative humidity (≥65%) was noted in all areas tested during ambient readings, supporting potential mold risk.

Use Conditions

- Portable dehumidifiers were not in use on the day of inspection.
- Recent building renovation changes were reported that could possibly affect IAQ conditions.

Overall, on-site observations were indicative of potential mold conditions & consistent with elevated indoor humidity. Where visible, building components appeared moderately impacted, and environmental conditions were supportive for mold growth.

Conclusions

At the time of assessment, the conditions observed at this location **meet the threshold for a regulated mold condition** as defined by the Texas Department of Licensing and Regulation (TDLR) in accordance with 16 TAC §78.140. A regulated condition is triggered when 25 or more contiguous square feet of visible mold growth is identified on interior building components. A copy of the Consumer Mold Information Sheet (CMIS), as required by TDLR, is included in this report for your reference.

In this case, the following conditions were observed, and the total affected area **exceeds** the state-regulated threshold:

Corrective actions must follow the appropriate TDLR regulations. A licensed Mold Assessment Consultant (MAC) (i.e. Asbestos Mold Inspections Coastal Bend) should be retained to oversee the remediation process and ensure compliance with all applicable requirements.

- The inspection identified conditions that are **conducive to mold growth**, including elevated relative humidity, marginal dew point, and active moisture retention in building materials.
- No Elevated airborne spore concentrations of Species were detected in occupied or transitional zones, on the day of testing.
- Surface-level microbial growth was visually confirmed, and/or laboratory analysis identified colonization consistent with chronic moisture intrusion.
- The findings meet the definition of a regulated mold condition under TDLR (≥25 contiguous square feet of visible mold), **therefore, state-mandated remediation protocols are required.**
    - Corrective actions must follow the appropriate TDLR regulations. A licensed Mold Assessment Consultant (MAC) (i.e. Asbestos Mold Inspections Coastal Bend) should be retained to oversee the remediation process and ensure compliance with all applicable requirements.

Recommendations

- The findings qualify as a **regulated mold condition**, requiring compliance with **TDLR Mold Rules** (16 TAC Chapter 78):
    - **Notify building occupants and/or property managers** of the regulated findings, as *required by law*.

- Engage a licensed **Mold Assessment Consultant (MAC)** (i.e. AMI) to develop a **Mold Remediation Protocol (MRP)** (i.e. work plan).
- Remediation must be performed by a licensed **Mold Remediation Contractor (MRC)** and *should be followed by an AMI post-remediation clearance* **before** space re-occupancy (including other trades or occupants).

Should future construction, demolition, or renovation activities reveal additional areas of microbial growth or water damage, AMI recommends suspending further work until a licensed MAC (i.e. AMI) re-evaluates conditions and determines whether regulatory thresholds have been met (i.e., 25 or more contiguous square feet of mold growth).

Surface Cleaning

For light to moderate mold contamination under state-regulated levels on non-porous surfaces, routine cleaning can typically be performed using readily available, over-the-counter mold cleaners. These products are generally effective for removing visible mold when used as directed. The following products are recommended based on availability, effectiveness, and typical use in residential and light commercial settings. Always follow the manufacturer's safety instructions, wear appropriate personal protective equipment, and ensure the area is well-ventilated during use.

Recommended Over-the-Counter Mold Cleaners

EPA-Registered Disinfectants (Preferred)

These products are registered with the Environmental Protection Agency (EPA) for use against mold and mildew and are often labeled as fungicidal. **Regardless of sanitizer type, always use for the intended purpose and strictly within the manufacturer's directions.**

- **Concrobium Mold Control**
  - Kills and prevents mold.
  - Leaves an antimicrobial barrier.
  - Odorless and non-toxic.
  - Available at Home Depot, Lowe's, and Amazon.
- **RMR-141 Disinfectant Cleaner**
  - Hospital-grade disinfectant that kills mold and mildew.
  - Also deodorizes and sanitizes.
  - EPA registered.
- **Fiberlock Shockwave RTU (or Concentrate)**
  - Commercial-grade cleaner often used by remediation professionals.
  - EPA-registered disinfectant and sanitizer.
  - Available online or in restoration supply stores.
- **Foster 40-80 First Defense Disinfectant**
  - Commercial-grade cleaner often used by remediation professionals.
  - EPA-registered disinfectant and sanitizer.
  - Available online or in restoration supply stores.

Household Mold Cleaners (Retail Brands)
These are widely available and effective for visible surface mold on tile, grout, and sealed materials.

- **Clorox Tilex Mold & Mildew Remover**
  - Contains bleach.
  - Good for bathroom tile and caulking.
  - Not for porous or delicate surfaces.
- **Lysol Mold & Mildew Remover**
  - Bleach-based.
  - Works well on bathroom and kitchen surfaces.
- **CLR Mold & Mildew Clear**
  - Non-bleach formula.
  - Suitable for hard surfaces, often less harsh on materials.

Governing Agencies and Industry Standards

This assessment references the standards and practices of key applicable agencies:

TDLR (Texas Department of Licensing and Regulation)
Governs the licensing and regulatory framework for mold assessment and remediation in Texas. A mold condition becomes "regulated" under Texas law when 25 contiguous square feet or more of mold growth is identified on building materials.

AIHA (American Industrial Hygiene Association)
An authority on occupational and environmental health standards, whose Environmental Microbiology Laboratory Accreditation Program (EMLAP) certifies labs for mold spore analysis and establishes best practices for sampling and interpretation.

ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers)
A global standards organization that develops building system performance guidelines.

- Standard 62.1-2022 defines ventilation and indoor air quality thresholds to prevent microbial growth (e.g., dew point <60°F and RH <65%).
- Standard 55-2020 sets acceptable ranges for indoor thermal environmental conditions (temperature and relative humidity) for human comfort.

OSHA (Occupational Safety and Health Administration)
A federal agency that sets permissible exposure limits (PELs) for airborne contaminants, including respirable particulates and nuisance dusts. While OSHA limits apply specifically to occupational settings, they are often referenced in IAQ assessments to gauge relative safety thresholds in non-work environments.

CDC (Centers for Disease Control and Prevention) / EPA (Environmental Protection Agency)

While the CDC and EPA do not regulate indoor mold levels, both acknowledge that indoor mold exposure – especially to sensitive individuals – can result in a range of health effects from allergies to respiratory distress. The EPA recommends proactive remediation of mold regardless of the species when visible growth or persistent musty odors are present.

Limitations

1. *Limited to Observed and Accessible Conditions*

This assessment is based solely on observations and data collected during the inspection date and is limited to the accessible and visually observable areas of the structure. No destructive testing was performed unless explicitly noted, and conditions concealed within walls, ceilings, or other enclosed areas may not have been detectable during the assessment.

2. *Mold Growth and IAQ Conditions Are Variable*

Indoor air quality and microbial conditions can change rapidly and may be influenced by occupant activity, weather, building use, or unreported water events. As such, the findings in this report represent a snapshot in time and may not reflect past or future conditions.

3. *No Guarantee of Future Conditions*

This report is based on conditions observed at the time of assessment and professional judgment in accordance with industry standards. AMI does not provide any warranty or guarantee regarding the absence of future mold growth, indoor air quality concerns, or related health impacts beyond the date of inspection. Recommendations are intended to reduce risk. AMI is not liable for subsequent environmental conditions or damages, regardless of whether the recommendations are implemented in full, in part, or not at all.

4. *Reliance on Sampling and Laboratory Interpretation*

Mold and IAQ assessments rely on air, surface, and environmental data that are subject to sampling and laboratory limitations. Airborne mold spores fluctuate throughout the day and may vary minute-to-minute. The absence of detectable mold in air or surface samples does not guarantee the absence of fungal growth or contamination in hidden or inaccessible areas.

5. *Health & Safety Disclaimer*

This assessment does not include a medical or toxicological evaluation of indoor air conditions, nor does it provide health-based clearance regarding occupancy safety. AMI does not render medical advice or diagnoses. Any occupant experiencing symptoms potentially related to mold exposure should consult a qualified healthcare professional. Because no definitive regulatory guidelines exist for classifying indoor air conditions as hazardous, determinations regarding health risks remain the responsibility of the property owner, occupants, and/or their healthcare providers.

6. *No Legal Determination Rendered*

This report is not intended to be used as a legal document or for litigation purposes unless expressly contracted in writing. It is offered as a professional opinion based on description of the scope of work by “others”, available data at the time of inspection, and is subject to interpretation under applicable regulations and guidelines.

7. *Responsibility for Post-Assessment Conditions*

AMI is not responsible for new or worsening conditions that may develop after the inspection date, including (but not limited to) leaks, humidity changes, structural damage, or changes in HVAC operation. It is the responsibility of the building owner, manager, or authorized representative to monitor and maintain the space following delivery of this report.

8. *Attic, Crawlspace, and Wall Cavity Limitations*

Areas such as attics, crawlspaces, and wall cavities may be evaluated at the discernment of the assessor(s) and only where safely accessible and observable. Due to structural design, insulation,

or finish materials, full visibility of these spaces may be limited, and mold activity may be concealed from view.

9. Third-Party Remediation Outcomes

AMI is not responsible for the work, results, or warranties provided by third-party remediation contractors. Post-remediation verification services may be recommended by AMI to confirm that remediation has been successfully completed in accordance with state guidelines.

We appreciate the opportunity to assist you with your environmental assessment needs. Should you have any questions about this report, require further testing, or need assistance with additional environmental services – including asbestos surveys, lead-based paint inspections, or air quality testing – please do not hesitate to contact us. Our team is committed to providing the fusion of customer service and environmental solutions to help you maintain regulatory compliance and a safe environment for your location. We look forward to working with you again in the future.

Sincerely,



Arthur Vallejo
TDLR Mold Assessment Consultant, MAC1322

Asbestos Mold Inspections Coastal Bend
A Division of *Astex Environmental Services*
TDLR Mold Assessment Company, ACO1060

Additional Licenses and Certificates
TDSHS Asbestos Consultant Agency, 100436
TDSHS Asbestos PCM Laboratory, 300393
TDSHS Lead Firm, 2110460
EPA Lead-Safe Certified Firm, NAT-61442-4

Appendices
- ✓ Laboratory Analytical Results
- ✓ Photographs
- ✓ TDLR Consumer Mold Information Sheet
- ✓ Licenses & Certifications

LABORATORY ANALYTICAL RESULTS

Environmental Analytical Services, LLC

Client: Asbestos Mold Inspections Coastal Bend
Address: 2732 S Padre Island Dr
Corpus Christi, TX 78415
Phone: 361-384-7776
Email: info@amicoastalbend.com
Project # CB-26-3334
EAS Job # AMICB26.058
Project Name: La Retama Public Library 805 Comanche St; CC, TX 78401

Received Date: 4/8/2026
Report Date: 4/9/2026
Turnaround Time: 24 hour

Biologic Particle Report
Attention: Arthur Vallejo

Analysis: Light Microscopy Identification of Pollen/Fungal spore
Sample media : Allergenco-D (Airborne)

Sample # / Location / Volume	O-1 Outside/Control-Parking Lot 75			I-1 Inside 3rd Lvl-Attic 75			I-2 Inside 2nd Lvl-Near Local History 75			I-3 Inside 1st Lvl-Main Library Central 75		
Conclusion	**Control**			**Not Elevated**			**Not Elevated**			**Not Elevated**		
Alternaria	94	1,253	17.4	3	40	5.1	2	27	3.9	5	67	8.2
Ascomycetes	51	680	9.4									
Basidiomycetes	26	347	4.8									
Botrytis												
Chaetomium												
Cladosporium	124	1,653	22.9	34	453	57.6	28	373	54.9	38	507	62.3
Curvularia	35	467	6.5									
Drechslera/Helm.	62	827	11.5									
Epicoccum												
Odium/Erysiphe												
Fusarium												
Myxomycetes												
Mucor												
Penicillium/Asp.	89	1,187	16.5	22	293	37.3	21	280	41.2	18	240	29.5
Nigrospora	54	720	10.0									
Peronosporea												
Pithomyces												
Smut												
Stachybotrys												
Stemphillium												
Unidentified	6	80	1.1									
Pollen												
% Particulates Loading/Background Debris	50.00%			5.00%			5.00%			5.00%		
Total Spores	541	7,213		59	787		51	680		61	813	
	Total	**Cnts./**	**Per-**	**Total**	**Cnts./**	**Per-**	**Total**	**Cnts./**	**Per-**	**Total**	**Cnts./**	**Per-**

Analyst-Arthur Hernandez

Lab Director- Arthur Hernandez

LABORATORY ANALYSIS METHOD
Summary of light microscopy analysis of allergenic particles in tape or air cassettes. Tape lift samples indicate presence or absence and identification of known allergenic particles. Sample analysis is performed only by professionally trained individuals. This test report relates only to the items tested. This report does not imply endorsement by any US Government agency. This report may not be reproduced except in full, without written permission by EAS. These results are submitted pursuant to EAS current terms and condition of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. If there are concerns about health aspects of known allergens, consult a physician. Pollen and spore types identified are all naturally occurring and may grow anywhere in a natural environment where water is present. While it is normal for fungi to be present inside all buildings from outside sources, growth occurs in humid conditions. Fungi cannot spread from building to building, as it is always present, but may or may not be growing. To control allergens in an inside area, drying and use o filters are recommended. Bias is present in all types of spore trap cassettes by particle size, capture, spread, and counting procedure used. Quantification is susceptible to variance of 100% and standard deviation of 200%. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. A shipping and handling fee may be assessed for the return of any samples.
Notes: DSHS # LAB-1000
Analysis performed at Environmental Analytical Services, L.L.C. 13201 Northwest Freeway, Suite 520, Houston, TX 77040
phone (713) 343-4017, fax (713) 934-9942

Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy, and Too Heavy, for Accurate Count, are used to indicate hte amount of deposited debris. increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is "Heavy: or " or Too Heavy for Accurate Count". All calculations are rounded to two significant figures and therefore, percentage of spore numbers may not equal 100%.
***Minimum Detection Limit.** Based on the volume of air sampled. this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample.

Spores that were observed from the samples submitted are listed on this report. if a spore is not listed on this report it was not observed in the samples submitted.

Interpretation Guidelines: A determination is added to the report to help users interpret the mold analysis results. A mold report is only one aspect of an indoor air quality investigation. The most important aspect of mold growth in a living space is the availability of water. Without a source of water, mold generally will not become a problem in buildings. These determinations are in now way meant to imply any health outcomes or financial decisions based solely on this report. For Questions related to medical conditions you should consult an occupational or environmental health physician or professional.
Control: is a baseline sample showing what the spore count and diversity is at the time of sampling. The control sample(s) is usually collected outside of the structure being tested and used to determine if this sample(s) is similar in diversity and abundance to the inside sample(s).
Elevated: means that the amount and/or the diversity of spores, as compared to the control sample and other samples in our database, are higherr than expected. This can indicate that fungi have grown because of a water leak or water intrusion. Fungi that are considered to be indicators of water damage include, but are not limited to*Chaetomium, Fusarium, Memnoniella, Stachybotrys,Scopulariopsis, Ulocladium.*
Not Elevated: means that the amount and/or the diversity of spores, as compared to the control sample and other samples in our database, are lower than expected and may indicate no problematic fungal growth.
Unusual: means that the presence of current or former growth was observed in the analyzed sample. An abundance of spores are present, and/or growth structures including hyphae and/or fruiting bodies are present and associated with one or more of the types of mold/fungi identified in the analyzed sample.
Normal: means that no presence of current or former growth was observed in the analyzed sample. If spores are recorded they are normally what is in the air and have settled on the surface(s) t

Environmental Analytical Services, LLC

13201 Northwest Freeway Suite 520
Houston, Texas 77040
(281) 850-4892 • Fax (713) 934-9942
E-mail easlabs@aol.com
Lone Star Overnight Account #123757

Bulk Sample, Swab and Tape Lift Report

Asbestos Mold Inspections Coastal Bend
2732 S Padre Island Dr
Corpus Christi, TX 78415

Phone: 361-384-7776
Email: info@amicoastalbend.com

Client Project:
P# CB-26-3334
La Retama Public Library
805 Comanche St;
CC, TX 78401

Turnaround Time: 24-hour

EAS Job #: AMICB26.058

Date Analyzed: 4/9/2026

Date Received: 4/8/2026

Sample#	Location	Plant pollen types identified	Fungal spore types identified	Fungal spore types Present / Absent and loading if present (low, med, high)	Particulate debris type and approximate loading (low, med, hi)
T-1	On Atrium North Wall Surface	None Detected	**Cladosporium**	**Present-Low**	Low

Analysis Method: Light Microscopy identification of plant pollen types and fungal spore types utilizing keys and refractive references of known biologic particle types, identified to genus. Results are qualitative only.
Preparation Method: Bulk, swab and tape lift direct mount on microscope slide using calibrated refractive index oil.

Arthur Hernandez
Analyst

Arthur Hernandez
Laboratory Director

Notes: TDH # LAB-1000
Pollen and fungus type qualifications and quantifications are based on keys and reference standards for known biologic types. Sample analysis if performed only by professionally trained individuals. This test report relates only to the items tested. This report does not imply endorsement by any government agency. This report may not be reproduced except in full without written permission from EAS Labs. Particulate Loading: High is equal to 70%-100%, Medium is equal to 40%-60%, Low is equal to 10% -30%.
These results are submitted pursuant to EAS Labs' current terms and condition of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. If health concerns should arise relating to allergens, consult a physician. Unless notified in writing to return the samples covered by this report, EAS Labs will store the samples for a period of ninety (90) days before discarding. A shipping and handling fee may be assessed for the return of any samples.

Environmental
Analytical
Services, LLC

13201 Northwest Freeway Suite 520
Houston, Texas 77040
(713) 343-4017• Fax (713) 934-9942
E-mail easlabs@aol.com
Fedex Account #399857325

CHAIN OF CUSTODY

AMI Coastal Bend 4115 Up River Road Corpus Christi, Texas 77408	Project Name: La Retama Public Library 805 Comanche ST; CC Tx. 78401	EAS Job # AMICB26.058
Number & Type of Sample: 4 Air 1 Tape	Project Number: CB263334	Fedex Number 8703 9987 4430

TURNAROUND TIME ☐ 2 Hour ☐ 8 Hour ☒ 24 Hours
☐ 2 Day ☐ 3 Day ☐ 5 Day (ROUTINE) ☐ OTHER: _____ (Specify)

(**NOTE**: All Turnaround Times are Based on the Date / Time the Sample is Received by the Laboratory)

Contact Person: Arthur Vallejo
Phone: (361) 384-7776 Cell: (210) 254-6997 E-mail: artv@amicoastalbend.com
Special Instructions: _____

SAMPLE NUMBER	SAMPLE LOCATION	Photo#	°F	RH	SAMPLE DATE	SAMPLE VOLUME
O-1	Outside / Control - Parking Lot				4-7-26	75L
I-1	Inside 3rd Level - Attic				4-7-26	75L
I-2	Inside 2nd Level - Near Local History				4-7-26	75L
I-3	Inside 1st Level - Main Library Central				4-7-26	75L
T-1	On Atrium North Wall Surface				4-7-26	Bulk

Relinquished By: [signature] 4-7-26
(signature) Date and Time

Accepted By: [signature] 4-8-26 0930
(signature) Date and Time

PHOTOGRAPHS

Indoor Air Quality and Mold Assessment
La Retama Public Library – Atrium
805 Comanche Street, Corpus Christi, Texas 78401

1



Project: La Retama
Date: Apr 7, 2026, 1:06 PM
Creator: Arthur Vallejo

2



Project: La Retama
Date: Apr 7, 2026, 1:06 PM
Creator: Arthur Vallejo

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Project: La Retama
Date: Apr 7, 2026, 1:08 PM
Creator: Arthur Vallejo

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Project: La Retama
Date: Apr 7, 2026, 1:08 PM
Creator: Arthur Vallejo

AMI Project No.: CB263334

5



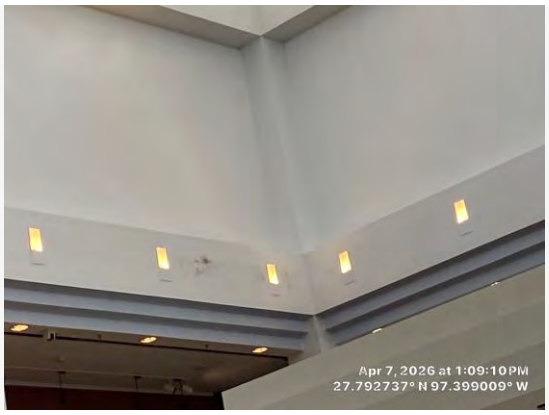
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Creator: Arthur Vallejo

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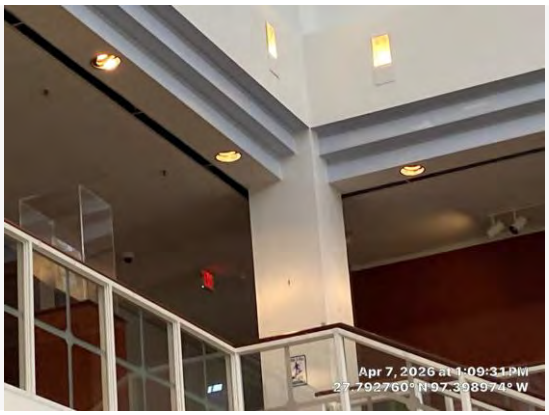
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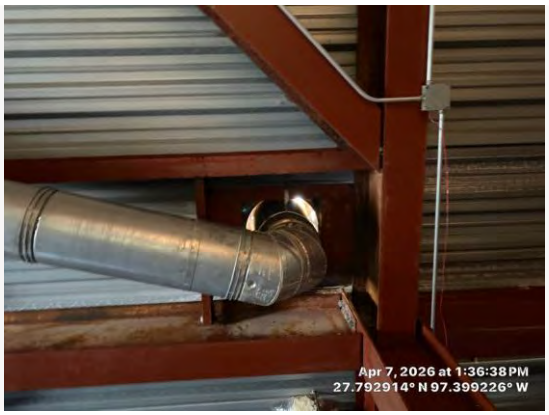
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Creator: Arthur Vallejo

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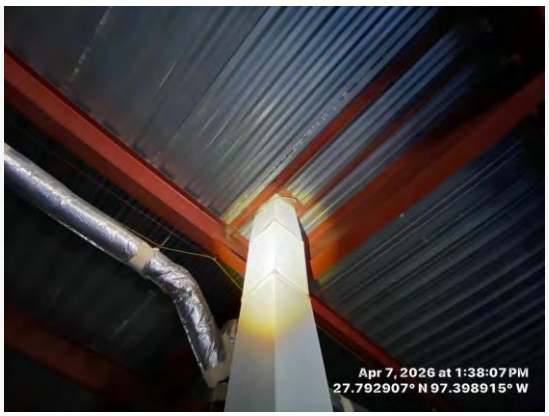
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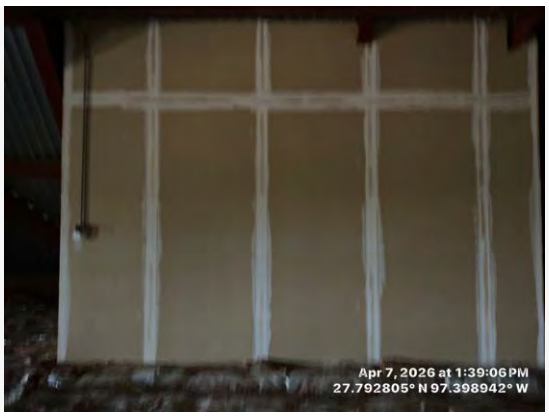
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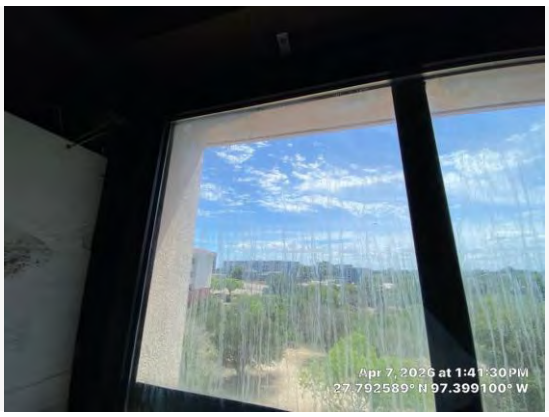
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Creator: Arthur Vallejo

TDLR CONSUMER MOLD INFORMATION SHEET

TEXAS DEPARTMENT OF LICENSING & REGULATION
P.O. Box 12157 • Austin, Texas 78711-2157
www.tdlr.texas.gov

CONSUMER MOLD INFORMATION SHEET

State rules require licensed mold assessors and remediators to give a copy of this Consumer Mold Information Sheet to each client and to the property owner, if not the same person, before starting any mold-related activity [16 TAC 78.70].

How does Texas regulate businesses that do testing for mold or that do mold cleanup?
The Department of Licensing and Regulation (TDLR) regulates such businesses in accordance with the Texas Occupations Code, Chapter 1958. Under the **Texas Mold Assessment and Remediation Rules (rules)** (16 Tex. Admin. Code, Chapter 78), all companies and individuals who perform mold-related activities in Texas must be licensed by TDLR unless exempt. (See Page 2 regarding owner exemptions.) Individuals must meet certain qualifications, have required training, and pass a state exam and criminal history background check in order to be issued a license. Applicants for a mold remediation worker registration must have training and pass a criminal history background in order to be registered by TDLR. Laboratories that analyze mold samples must also be licensed and meet certain qualifications. The rules set minimum work practices and procedures and also require licensees to follow a code of ethics. To prevent conflicts of interest, the rules also prohibit a licensee from conducting both mold assessment and mold remediation on the same project. While the rules regulate the activities of mold licensees when they are doing mold-related activities, the rules do not require any property owner or occupant to clean up mold or to have it cleaned up.

How can I know if someone is licensed?
A licensed individual is required to carry a current TDLR license certificate with the license number on it. A search tool and listings of currently licensed companies and individuals can be found at: https://www.tdlr.texas.gov/LicenseSearch/.

What is "mold assessment?"
Mold assessment is an inspection of a building by a **mold assessment consultant** or **technician** to evaluate whether mold growth is present and to what extent. Samples may be taken to determine the amount and types of mold that are present; however, sampling is not necessary in many cases. When mold cleanup is necessary a licensed mold assessment consultant can provide you with a **mold remediation protocol.** A protocol must specify the estimated quantities and locations of materials to be remediated, methods to be used and clearance criteria that must be met.

What is meant by "clearance criteria?"
Clearance criteria refer to the level of "cleanliness" that must be achieved by the persons conducting the mold cleanup. It is important to understand and agree with the mold assessment consultant prior to starting the project as to what an acceptable clearance level will be, including what will be acceptable results for any air sampling or surface sampling for mold. There are no national or state standards for a "safe" level of mold. Mold spores are a natural part of the environment and are always present at some level in the air and on surfaces all around us.

What is "mold remediation?"
Mold remediation is the cleanup and removal of mold growth from surfaces and/or contents in a building. It also refers to actions taken to prevent mold from growing back. Licensed **mold remediation contractors** must follow a mold remediation protocol as described above and their own **mold remediation work plan** that provides specific instructions and/or standard operating procedures for how the project will be done.

Before a remediation project can be deemed successful, a mold assessment consultant must conduct a **post-remediation assessment.** This is an inspection to ensure that the work area is free from all visible mold and wood rot, the project was completed in compliance with the remediation protocol and remediation work plan, and that it meets all clearance criteria that were specified in the protocol. The assessment consultant must give you a **passed clearance report** documenting the results of this inspection. If the project fails clearance,

further remediation as prescribed by a consultant will be necessary.

What is a Certificate of Mold Damage Remediation?

No later than the 10th day after a mold remediation project stop date, the remediation contractor must sign and give you a **Certificate of Mold Damage Remediation**. The licensed mold assessment consultant who conducted the post-remediation assessment must also sign the certificate. The consultant must truthfully state on the certificate that the mold contamination identified for the project has been remediated and whether the underlying cause of the mold has been corrected. (That work may involve other types of professional services that are not regulated by the mold rules, such as plumbing or carpentry.) Receiving a certificate documenting that the underlying cause of the mold was remediated is an advantage for a homeowner. It prevents an insurer from making an underwriting decision on the residential property based on previous mold damage or previous claims for mold damage. If you sell your property, the law requires that you provide the buyer a copy of all certificates you have received for that property within the preceding five years.

How is a property owner protected if a mold assessor or remediator does a poor job or damages the property?

The rules require licensees to have commercial general liability insurance in the amount of at least $1 million, or to be self-insured, to cover any damage to your property. Before hiring anyone, you should ask for proof of such insurance coverage. You may wish to inquire if the company carries additional insurance, such as professional liability/errors and omissions (for consultants) or pollution insurance (for contractors), that would provide additional recourse to you should the company fail to perform properly.

How is my confidentiality protected if I share personal information about myself with a company?

Under the code of ethics in the rules, to the extent required by law, licensees must keep confidential any personal information about a client (including medical conditions) obtained during the course of a mold-related activity. Further, you may be able to negotiate a contract to include language that other personal information be kept confidential unless disclosure "is required by law." However, licensees are required to identify dates and addresses of projects and other details that can become public information.

How do I file a complaint about a company?

Anyone who believes a company or individual has violated the rules can file a complaint with TDLR. For information on this process, call 1-800-803-9202, or complete the online complaint form at https://www.tdlr.texas.gov/complaints/.

Can property owners do mold assessment or remediation on their own property without being licensed?

Yes. A homeowner can take samples for mold or clean it up in the home without a license. An owner, or a managing agent or employee of an owner of a residential property is not required to be licensed, **unless** the property has 10 or more residential dwelling units. For non-residential properties, an owner or tenant, or a managing agent or employee of an owner or tenant, is not required to be licensed to do mold assessment or remediation on property owned or leased by the owner or tenant, **unless** the mold contamination affects a total surface area of 25 contiguous square feet or more. Please refer to 16 TAC §78.30 for further details on exceptions and exemptions to licensing requirements.

For more information about mold and the Texas Mold Assessment and Remediation Rules, contact:
Texas Department of Licensing and Regulation
Mold Assessors and Remediators
P.O. Box 12057, Austin, TX 78711
Phone: 512-463-6599 or 800-803-9202
www.tdlr.texas.gov

TDLR
TEXAS DEPARTMENT OF LICENSING & REGULATION

TEXAS DEPARTMENT OF **LICENSING & REGULATION**



Help! I have mold. (What is it?)

Mold is a type of fungus that is present everywhere in our natural environment. Mold spores, which are tiny microscopic 'seeds,' can be found anywhere, including inside homes, and are a part of the general dust found in homes. These spores can begin to grow on building materials and furnishings if they get wet or stay moist. If visible mold is allowed to grow unchecked, it will eventually damage what it is growing on, which may include both the building and personal belongings.

The key to preventing mold growth is preventing moisture problems by finding and stopping the source of moisture such as a plumbing or roof problem and then quickly fixing and drying any water leaks or spills that might occur. Common moisture problems include pipe leaks, roof leaks, floodwaters, sewage back-ups and over-flowing toilets/sinks/bathtubs.

Tenants should promptly notify their landlord when they find a moisture problem or mold growth. Any conversations should be followed up with a letter to the landlord to avoid misunderstandings. Sending such a letter by certified mail, return receipt requested, provides the best proof that it has been received. Keep a copy of the letter for future reference.

What can TDLR do?

TDLR regulates professionals who provide mold assessment and remediation services in Texas to ensure that the public has access to mold assessors and remediators who are properly trained and licensed. TDLR does not have regulatory authority to require inspection or testing for moisture or mold in homes, apartments or other buildings and cannot require a landlord or someone else to clean or remove mold.

MOLD REMEDIATION CONSUMER PROTECTION

For more information, please contact the TDLR Office of Strategic Communication: ***media.inquiries@tdlr.texas.gov***.

Is mold testing necessary?

Generally, it's not necessary to identify the species of mold growing in a residence, and the Centers for Disease Control (CDC) does not recommend routine sampling for molds. It's more important to find the source of the moisture and eliminate it, otherwise the problem will return. When the moisture is eliminated, the mold will no longer grow and will die.

If you or your landlord choose to pay for testing before remediation work starts, the licensed mold assessment consultant who will do the assessment should establish criteria for interpreting the test results. When mold cleanup is necessary, the licensed mold assessment consultant will develop a protocol that the mold remediation contractor will follow. The protocol will specify the estimated quantities and locations of materials to be remediated, methods to be used and cleanup criteria that must be met.

The results of mold samples taken in your unique situation cannot be interpreted without physical inspection of the contaminated area or without considering the building's characteristics and the factors that led to the present condition.

TDLR recommends that people consult a health care provider if they are concerned about the effects of mold on their health.

What can I do about the mold?

Tenants and landlords should try to work cooperatively to investigate and correct moisture problems and remove mold growth. If you can see mold or smell a musty odor, carefully inspect the home, paying special attention to hidden areas such as plumbing access areas, crawl spaces, behind mirrors and furniture, attics, closets and cupboards.

Mold growth should be cleaned from non-porous surfaces such as concrete, metal, glass, tile, and solid wood. Mold growth is difficult to clean from absorbent (porous) surfaces such as drywall, carpet, fleecy furnishings and insulation, so these kinds of moldy materials should be removed and discarded.

Merely applying a chemical such as bleach to drywall, without removing the mold source, is not a permanent effective solution. Painting over mold is also not an effective solution.

Personal belongings can be kept if there is no mold growth on them. These items may need a deep cleaning to remove mold particles (spores) that have settled in the fabric.

Who can do this work?

TDLR licenses people and companies who inspect and test for mold in buildings (mold assessment), and those who clean and remove mold (mold remediation). Be sure to confirm that the professionals you're hiring are licensed by TDLR to perform this service.

In most instances, areas of visible mold less than 25 contiguous square feet in area may be cleaned or removed by people who are not licensed.

- Owners or managers of buildings with fewer than 10 dwelling units do not have to be licensed to perform mold assessment or mold remediation on a residential property. This exemption applies regardless of the total surface area within the residential property that is affected by mold growth.
- The remediation of 25 contiguous square feet or more of visible mold in residential properties with 10 or more units must be conducted by a licensed Mold Remediator. Small areas of mold growth (less than 25 contiguous square feet) can be cleaned/removed by an owner or by maintenance staff.

My landlord won't do anything about the mold. Who can help me?

Mold issues are typically governed by the lease agreement and treated like other maintenance matters where you would submit a written request to your landlord or property owner. Current Texas law does not require landlords or property owners to inspect for or clean mold.

TDLR cannot advise you on legal issues such as paying rent, requesting to be moved to another unit, breaking your lease, or preventing an eviction. Tenants are encouraged to work with their landlords and property owners to come to mutual agreement about how to deal with a mold situation.

Here are some resources:

- A tenant can try to file a complaint with the local city or county health department. You can find listings of Local Health Departments in Texas at: *http://www.dshs.texas.gov/regions/lhds.shtm*.
- You could contact your City Building Official (Code Compliance). The building official may inspect the unit to determine if it is structurally sound. They may also, in some cases, enforce maintenance provisions of the building code.
- The Texas Office of the Attorney General (OAG) has advice for consumers here: *www.oag.state.tx.us/consumer/tenants.shtml*.
- For legal assistance, you may wish to contact the State Bar of Texas Lawyer Referral and Information Service: (800) 252-9690.
- Texas Apartment Association, Resources for Renters: *http://www.taa.org/renterinfo*.
- Texas Tenant Advisor: *http://texastenant.org/*
- TDLR consumer mold information sheet: *https:www.tdlr.texas.gov/mld/pdf/CMIS.pdf*

Mold prevention tips

- Use a towel or squeegee to dry off wet surfaces after bathing. Bathtub or showers corners and joints, including tile crevices, are more susceptible to mold growth, so be sure to dry off those surfaces.
- Keep humidity levels as low as you can — no higher than 50% — all day long. An air conditioner or dehumidifier will help you keep the level low.
- Use air conditioner or a dehumidifier during humid months.
- Clean bathroom with mold-killing products.
- Do not carpet bathrooms.
- Quickly clean up and dry any liquids that might get on carpets. (If carpets stay wet, notify the landlord).
- Ensure good air movement in your home: open windows when possible.

Links

MOLD STATUTE AND RULES:
https://www.tdlr.texas.gov/mld/mld.htm

LICENSED TEXAS MOLD ASSESSORS AND REMEDIATORS:
https://www.tdlr.texas.gov/LicenseSearch/LicenseSearch.asp

FILE A COMPLAINT REGARDING MOLD LICENSEES, OR REPORT UNLICENSED ACTIVITIES:
https://www.tdlr.texas.gov/complaints/

U.S. CENTERS FOR DISEASE CONTROL (CDC) INFORMATION ABOUT MOLDS:
http://www.cdc.gov/mold/faqs.htm

LICENSES & CERTIFICATIONS

TEXAS DEPARTMENT OF LICENSING AND REGULATION
P.O. Box 12157
Austin, Texas 78711-2157
1-800-803-9202 (512) 463-6599
www.tdlr.texas.gov

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SAN ANTONIO TX 78216

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Thomas F. Butler
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Gerald R. Callas, M.D., F.A.S.A.
Nora Castañeda
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Gary F. Wesson, D.D.S., M.S.

Mold Assessment Company

JEFF ZUNKER SPECIALTY PRODUCTS INC DBA ASTEX ENVIRONMENTAL SERVI

139 BRANIFF DR SAN ANTONIO

License Number: ACO1060

The entity named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: April 20, 2028

Courtney Arbour
Executive Director

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Austin, Texas 78711-2157
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ENVIRONMENTAL ANALYTICAL SERVICES, LLC
13201 NORTHWEST FWY STE 520
HOUSTON TX 77040-6024

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Chair

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Vice Chair

Gerald R. Callas, M.D., F.A.S.A.
Nora Castañeda
Sujeeth Draksharam
Lori High, R.N., N.P., Retired
Gary F. Wesson, D.D.S., M.S.

Mold Analysis Laboratory

ENVIRONMENTAL ANALYTICAL SERVICES, LLC

13201 NORTHWEST FWY STE 520 HOUSTON

License Number: LAB1000

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License Expires: August 19, 2027

Courtney Arbour
Executive Director

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Austin, Texas 78711-2157
1-800-803-9202 (512) 463-6599
www.tdlr.texas.gov

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NOTE: Issuance of the wallet card is in a separate mailing.

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Nora Castañeda
Sujeeth Draksharam
Lori High, R.N., N.P., Retired
Gary F. Wesson, D.D.S., M.S.

Mold Assessment Consultant

ARTHUR H VALLEJO

License Number: MAC1322

The person named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: August 13, 2027

Courtney Arbour
Executive Director