Microbial Investigation
at
Lincoln Center Building
Upper and Lower Level
4001 Durazno Avenue
El Paso, Texas
October 11, 2011

For:

City of El Paso
ATTN: Mr. Rick Venegas, Environmental Planner
Department of Aviation
7968 San Paulo Drive
El Paso, Texas 79915

PREPARED BY:

Sun
City
Analytical
Inc.

ENVIRONMENTAL CONSULTANTS
1409 MONTANA AVENUE
EL PASO TEXAS 79902
(915)533-8840 fax (915) 533-8843
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SUMMARY

Sun City Analytical, Inc. (SCAI) was contracted by Rick Venegas of City of El Paso to perform a microbial investigation inside the Lincoln Center Building located at 4001 Durazno Avenue in El Paso, Texas. The initial site investigation and field sampling was performed on October 11, 2011. The focus of this investigation was to determine if there was any microbial growth or contamination in the building that would be of a health concern. Moreover, SCAI collected data to document current conditions of bio-aerosols in the building.

On October 11, 2011, SCAI toured the building to look at areas of concern. Members of the inspection team were Mr. Monico A. Acuña and two Industrial Hygienist Technicians. Mr. Acuña, is a Texas Department of State Health Services (TDSHS) licensed mold assessment consultant (LMAC), number MAC0552.

During the initial walk through SCAI noted high levels of settled dust and mold growth on ceiling tiles throughout the upper and lower levels. SCAI also noted water damage on ceiling tiles and walls throughout the building. Upon completion of the walk through of the building, the SCAI inspector decided on the locations for bio-aerosol sampling and source sampling. SCAI took a total of **ten (10)** random indoor bio-aerosol samples and **twelve (12)** random tape lift samples. SCAI technicians also took **two (2)** air samples outdoors in order to identify ambient bio-aerosol levels. The outside sample is also known as the background or control sample. The control sample or outside samples is taken outside the building to identify the molds commonly found within the region during current climate conditions. SCAI also took Carbon Dioxide, Relative Humidity, and Temperature readings using direct instrumentation.

The laboratory results of the indoor air samples indicated the presence of Aspergillus/Penicillium and Bipolaris fungi. These fungi have been labeled by the American Industrial Hygiene Association (AIHA), other professional organization, government entities, and SCAI as problematic in an indoor environment. The results of these samples confirm the presence of mold in the building.

To assist in the identification of microbial growth, SCAI took **twelve (12)** random tape lifts from different locations within the building. SCAI sampled the ceiling tiles, walls and floors. The tape lift samples indicated the presence of the fungus' Aspergillus/Penicillium, Bipolaris, and Chaetomium fungi. These fungi have been labeled by the American Industrial Hygiene Association (AIHA), other professional organization, government entities, and SCAI as problematic in an indoor environment.

The data collected and field investigation indicates that presently there is a source of problematic bio-aerosols and microbial growth in the Lincoln Center Building located at 4001 Durazno Avenue in El Paso, Texas. Texas Department of State Health Services (TDSHS) has stringent Mold Regulations regarding the cleanup of this type of mold. SCAI recommends that the microbial growth be clean and disinfected by a licensed mold contractor overseen by a Licensed Mold Consultant. However if the building is going to be demolished, no remediation efforts will be required as per TDSHS Mold Regulations. For further recommendations, please refer to the *RECOMMENDATIONS SECTION* of this report.

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I. INTRODUCTION

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II. OBJECTIVES

The focus of the investigation was to determine if any microbial growth or bioaerosols could be found in the Lincoln Center Building at 4001 Durazno Avenue in El Paso, Texas. Moreover, sampling and investigation would be done to document current conditions of indoor air quality in the building.

III. METHODOLOGY

The investigation focused on bio-aerosols, however, tape lift sampling was performed as deemed necessary by the Industrial Hygienist. Personnel used on this project are industrial hygiene (IH) technicians experienced in health and safety-related issues. The field technician followed the SCAI senior industrial hygienist directions for the walk through investigation. All field notes were complied on field notes and general notes. This information was later transferred to the final report.

The problem with sampling for bio-aerosols is, there are no federal, state, or local regulations or air monitoring standards to verify our findings. Presently, the only reliable standards are recommended findings of previous industrial hygiene studies. Another source of comparison of findings to outdoor conditions or to results from a control sample taken in a non-contaminated site. It is even more difficult to try and determine employee exposure. Occupational Safety Heath Administration (OSHA) has not established any occupational exposure limits for bio-aerosols. Therefore, SCAI used the background outdoor levels of bio-aerosols for comparison to levels of bio-aerosols inside the building.

Area samples were taken on a high flow pump calibrated at 15 liters per minute (lpm) or the Zefon Bio-Pump battery operated model ZBP-100. The total volume collected was 15 to 45 liters. The media used was an *Air-O-Cell Cassette*. The *Air-O-Cell Cassette* spore trap sampler is a particulate sampling cassette designed for the rapid collection and analysis of a wide range of airborne aerosols. The analysis of the samples was performed by Sun City Analytical, Inc. in El Paso. All sampling pumps were calibrated in accordance with the sampling protocols against a primary standard an A.P. Buck, Inc., primary gas flow calibrator model 709 and serial number 010379. The pumps were set up with the proper representative *Air-O-Cell Cassette* in Odessa, Texas to properly calibrate for that region.

The tape lift samples were gathered on clear tape and adhered to uniquely numbered plastic bags. The bags were sealed and labeled for the Laboratory. All sampling information was documented on log sheets and the chain of custody form that accompanied the samples to the Laboratory. The samples were delivered to **SCAI's in-house Texas Licensed laboratory in El Paso, Texas**. All sampling followed National Institute of Occupational Safety and Health (NIOSH) sampling protocols, TDSHS lab protocols, and good industrial hygiene practices.

CO_2 , temperature, relative humidity readings were taken using a TSI Model 8762 Indoor Air Quality Meter. The instrument is calibrated with known concentration cylinder of CO_2 gas standard, zero gas. The field calibration is done following manufacturer instructions by setting up to the Barometric Pressure in the area and Station Pressure. The machine is then placed in the area to record actual levels of CO_2 in the room. SCAI followed all sampling procedures set forth in the portable gas detector instruction manual. Moisture readings are taken with a Dri-Eaz Products, Inc. Moisture Counter model ME-9006196.

IV. INITIAL INVESTIGATION AND RESULTS

IV.1. Background

Sun City Analytical, Inc. (SCAI) was contracted by Rick Venegas of City of El Paso to perform a microbial investigation inside the Lincoln Center Building located at 4001 Durazno Avenue in El Paso, Texas. The initial site investigation and field sampling was performed on October 11, 2011. The focus of this investigation was to determine if there was any microbial growth or contamination in the building that would be of a health concern. Moreover, SCAI collected data to document current conditions of bio-aerosols in the building.

On October 11, 2011, SCAI toured the building to look at areas of concern. Members of the inspection team were Mr. Monico A. Acuña and two Industrial Hygienist Technicians. Mr. Acuña, is a Texas Department of State Health Services (TDSHS) licensed mold assessment consultant (LMAC), number MAC0552. All source and air monitoring was performed in accordance with Occupational Safety and Health Administration (OSHA) and National Institute of Occupational Safety and Health (NIOSH) sampling protocols and good industrial hygiene practices.

During the initial walk through SCAI noted high levels of settled dust and mold growth on ceiling tiles throughout the upper and lower levels. SCAI also noted water damage on ceiling tiles and walls throughout the building. Upon completion of the walk through of the building, the SCAI inspector decided on the locations for bio-aerosol sampling and source sampling. SCAI took a total of **ten (10)** random indoor bio-aerosol samples and **twelve (12)** random tape lift samples. SCAI technicians also took **two (2)** air samples outdoors in order to identify ambient bio-aerosol levels. The outside sample is also known as the background or control sample. The control sample or outside samples is taken outside the building to identify the molds commonly found within the region during current climate conditions. SCAI also took Carbon Dioxide, Relative Humidity, and Temperature readings using direct instrumentation.

IV.2 Mold Damaged Area

During the investigation SCAI found suspect mold growth on ceiling tiles, also SCAI inspectors found water damaged on some ceiling tiles and walls throughout the building area.

IV.3 Cause of the Mold Growth

Research of previous investigations show that the cause of the mold growth was water intrusion by window caulking missing, roof leaks and moisture levels.

IV.4 Humidity and Temperature Readings

SCAI took Carbon Dioxide, Relative Humidity, and Temperature readings using direct instrumentation. The relative humidity at the time of testing ranged from 18.3% to 23.4% throughout the building. The outside RH was recorded at 16.4%. According to the American Industrial Hygiene Association (AIHA), EPA Tools for Schools and other Governmental Agencies the relative humidity in a building should be kept below 50% to prevent microbial growth. The RH was within range recommended for comfort in a building. The temperature in the building was recorded from 74.3^{0}F to 79.4^{0}F. The outside temperature was found to be 80.7^{0}F. This temperature is adequate for good indoor air quality this time of year, according to the American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE).

SCAI also conducted other tests for an accurate account of the indoor air quality in the building. The direct reading instrument recorded a Carbon Dioxide ($C0_2$) reading in the building ranged from 398 parts per million (ppm) to 506 ppm. These levels are within normal range for good indoor air quality comfort. According to the American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE), the normal CO_2 level for comfort in a building is below 800 ppm.

IV.5 Lab Results

During the initial walk through SCAI noted high levels of settled dust and mold growth on ceiling tiles throughout the upper and lower levels. SCAI also noted water damage on ceiling tiles and walls throughout the building. Upon completion of the walk through of the building, the SCAI inspector decided on the locations for bio-aerosol sampling and source sampling. SCAI took a total of **ten (10)** random indoor bio-aerosol samples and **twelve (12)** random tape lift samples. SCAI technicians also took **two (2)** air samples outdoors in order to identify ambient bio-aerosol levels. The outside sample is also known as the background or control sample. The control sample or outside samples is taken outside the building to identify the molds commonly found within the region during current climate conditions. SCAI also took Carbon Dioxide, Relative Humidity, and Temperature readings using direct instrumentation.

The laboratory results of the indoor air samples indicated the presence of Aspergillus/Penicillium, Bipolaris/Dreschlera, and Chaetomium fungi. These fungi have been labeled by the American Industrial Hygiene Association (AIHA), other professional organization, government entities, and SCAI as problematic in an indoor environment. Aspergillus is one of the most common types of fungi found in our environment. Some types of Aspergillus/Pencillium produce mycotoxins that can affect individuals with immune compromised systems. Aspergillus may also cause Aspergillosis, the second most common fungal infection of the lungs in the United States. Bipolaris is commonly found growing on plants. It mostly causes discoloring and spotting on grass and vegetation. This fungi is a large spored fungi and is usually deposited in the upper respiratory system and never reaches the inner portions of the lung. However, it could be problematic to individuals who

have serious respiratory illness. Chaetomium is a fungi commonly found in an indoor environment with water damage. Although it prefers feasting wood, it is often found on sheet rock and cellulose material in a water damaged building. It is allergenic and is occasionally the cause of subcutaneous mycotic cyst (a skin infection) if it finds its way underneath the skin.

To assist in the identification of microbial growth, SCAI took **twelve (12)** random tape lifts from different locations within the building. SCAI sampled the ceiling tiles, walls and floors. The tape lift samples indicated the presence of the fungus' Aspergillus/Penicillium Bipolaris/Dreschlera, and Chaetomium fungi. Aspergillus is one of the most common type of fungi found in our environment. Some types of Aspergillus/Pencillium produce mycotoxins that can affect individuals with immune compromised systems. Aspergillus may also cause Aspergillosis, the second most common fungal infection of the lungs in the United States. Bipolaris is commonly found growing on plants. It mostly causes discoloring and spotting on grass and vegetation. This fungi is a large spored fungi and is usually deposited in the upper respiratory system and never reaches the inner portions of the lung. However, it could be problematic to individuals who have serious respiratory illness. Chaetomium is a fungi commonly found in an indoor environment with water damage. Although it prefers feasting wood, it is often found on sheet rock and cellulose material in a water damaged building. It is allergenic and is occasionally the cause of subcutaneous mycotic cyst (a skin infection) if it finds its way underneath the skin.

V. CONCLUSIONS AND RECOMMENDATIONS

The data collected and field investigation indicates that presently there is a source of microbial growth in the Lincoln Center Building located at 4001 Durazno Avenue in El Paso, Texas. Microbial spores were identified in the air that may be affecting the indoor air quality, moreover, the high levels of settle dust located in this abandoned building contain mold spores. Disturbance of these dusts will elevate the current air levels. Texas Department of State Health Services (TDSHS) has stringent Mold Regulations regarding the cleanup of this type of mold. SCAI recommends:

- ❑ If the building is going to be demolished, no further remediation work will be required as per TDSHS Mold Regulations. However, if any materials or items located within the building are to be salvaged by the City of El Paso, these items must be decontaminated by a Texas Licensed Mold remediation Contractor under direction of a Texas Mold Remediation Protocol. SCAI may assist the City of El Paso in the design of such protocol.

If you need any additional information, please do not hesitate to contact SCAI at 915-533-8840 or email us at main@scaitc.com.

Monico A. Acuña
VP Operations
TX Licensed Mold Assessment Consultant
Number MAC0552
License expires on 10/25/12

Sun City Analytical, Inc.
1409 Montana Avenue
El Paso, Texas 79902
(915) 533-8840
Assessment Company # ACO0127
License expires on 01/23/12

APPENDIX 1
LABORATORY RESULTS

Sun City Analytical, Inc.
1409 Montana Avenue
El Paso, Texas 79902
(915) 533-8840 Phone
(915) 533-8843 Fax
main@scaitc.com

Certificate of Analysis

Client: City of El Paso
ATTN: Rick Venegas
Address: 7968 San Paulo
El Paso, TX 79907

Date Received 10/13/2011
Date Analyzed 10/18/2011
Project Lincoln Center

Sample Volume	45
Rate	15

Sample No.	MA1011LC-A01		MA1011LC-A02		MA1011LC-A03		MA1011LC-A04		MA1011LC-A05		MA1011LC-A06	
Lab Number	MA11-470		MA11-471		MA11-472		MA11-473		MA11-474		MA11-475	
Site	Upper Level		Upper Level		Upper Level		Upper Level		Upper Level		Lower Level	
	raw count	spores / m^3	raw count	spores / m^3	raw count	spores / m^3	raw count	spores / m^3	raw count	spores / m^3	raw count	spores / m^3
Alternaria	6	133	7	156		0		0		0	11	244
Arthrinium		0		0		0		0		0		0
Ascospores		0		0		0		0		0		0
Aspergillus / Penicillium	28	622	33	733	25	556	31	689	29	644	52	1156
Basidiospores		0		0		0		0		0		0
Bipolaris / Dreschlera	7	156	3	67	2	44		0	1	22		0
Chaetomium		0		0		0		0		0		0
Cladosporium	19	422	24	533	5	111	2	44	1	22	18	400
Curvularia		0		0		0		0		0		0
Nigrospora		0		0		0		0		0		0
Oidium		0		0		0		0		0		0
Pithomyces		0		0		0		0		0		0
Wallemia sp.		0		0		0		0		0		0
Smuts /*Myxomycetes*	30	667	42	933	2	44	3	67	3	67	26	578
Stachybotrys		0		0		0		0		0		0
Chrysonilia		0		0		0		0		0		0
Ulocladium		0		0		0		0		0		0
Scopulariopsis sp.		0		0		0		0		0		0
Torula sp.		0		0		0		0		0		0
Total Spore Count	**2000**		**2422**		**756**		**800**		**756**		**2378**	
Mycelial Fragments	**8**											
Skin / Pollen			Pollen 7								Pollen 13	
Debris	Heavy		Heavy		Low		Low		Low		Heavy	

Signature

Approved

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Certificate of Analysis

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El Paso, TX 79907

Date Received 10/13/2011
Date Analyzed 10/18/2011
Project Lincoln Center

Sample Volume	45
Rate	15

Sample No.	MA1011LC-A07		MA1011LC-A08		MA1011LC-A09		MA1011LC-A10		MA1011LC-A11		MA1011LC-A12	
Lab Number	MA11-476		MA11-477		MA11-478		MA11-479		MA11-480		MA11-481	
Site	Lower Level		Lower Level		Lower Level		Lower Level		Control		Control	
	raw count	spores / m^3	raw count	spores / m^3	raw count	spores / m^3	raw count	spores / m^3	raw count	spores / m^3	raw count	spores / m^3
Alternaria		0	5	111	7	156		0	3	67	2	44
Arthrinium		0		0		0		0		0		0
Ascospores		0		0		0		0	2	44	1	22
Aspergillus / Penicillium	31	689	48	1067	16	356	12	267	8	178	6	133
Basidiospores		0		0		0		0	4	89	8	178
Bipolaris / Dreschlera	2	44	1	22	3	67	2	44		0		0
Chaetomium		0		0		0		0		0		0
Cladosporium	8	178	11	244		0	8	178	6	133	8	178
Curvularia		0		0		0		0		0		0
Nigrospora		0		0		0		0		0		0
Oidium		0		0		0		0		0		0
Pithomyces		0		0		0		0		0		0
Wallemia sp.		0		0		0		0		0		0
Smuts /*Myxomycetes*	26	578	6	133	11	244		0	9	200	6	133
Stachybotrys		0		0		0		0		0		0
Chrysonilia		0		0		0		0		0		0
Ulocladium		0		0		0		0		0		0
Scopulariopsis sp.		0		0		0		0		0		0
Torula sp.		0		0		0		0		0		0
Total Spore Count	**1489**		**1578**		**822**		**489**		**711**		**689**	
Mycelial Fragments												
Skin / Pollen			Pollen - 12		Pollen - 9							
Debris	Heavy		Heavy		Moderate		Low		Low		Low	

Signature

Approved

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Date Received 10/13/2011
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Sample No.	MA1011LC-T01	MA1011LC-T02	MA1011LC-T03	MA1011LC-T04	MA1011LC-T05	MA1011LC-T06
Lab Number						
Site	Upper Level	Upper Level	Upper Level	Upper Level	Upper Level	Upper Level
	Tape Lift	Tape Lift	Tape Lift	Tape Lift	Tape Lift	Tape Lift
Alternaria					**10/cm²**	
Arthrinium						
Ascospores						
Aspergillus / Penicillium	**30/cm²**		***TNTC**	**12/cm²**	***TNTC**	
Basidiospores						
Bipolaris / Dreschlera					**20/cm²**	
Chaetomium		**12/cm²**				
Cladosporium					**20/cm²**	
Curvularia						
Nigrospora						
Oidium						
Pithomyces						
Rust						
Smuts /*Myxomycetes*						
Stachybotrys						
Chrysonilia						
Ulocladium						
Scopulariopsis sp.						
Fusarium						
Total Spore Count	**30/cm²**	**12/cm²**	***TNTC**	**12/cm²**	***TNTC**	**0**
Mycelial Fragments						
Skin / Pollen						
Debris						

*TNTC-Too Numerous To Count

Signature

Approved

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Page No 4 of 4
Date Received 10/13/2011
Date Analyzed 10/18/2011
Project Lincoln Center

Sample No.	MA1011LC-T07	MA1011LC-T08	MA1011LC-T09	MA1011LC-T10	MA1011LC-T11	MA1011LC-T12
Lab Number						
Site	Lower Level	Lower Level	Lower Level	Lower Level	Lower Level	Lower Level
	Tape Lift	Tape Lift	Tape Lift	Tape Lift	Tape Lift	Tape Lift
Alternaria		**5/cm^2**			**2/cm^2**	
Arthrinium						
Ascospores						
Aspergillus / Penicillium	***TNTC**	***TNTC**	**20/cm^2**	**5/cm^2**	**10/cm^2**	**5/cm^2**
Basidiospores						
Bipolaris / Dreschlera			**4/cm^2**		**2/cm^2**	
Chaetomium	**10/cm^2**					
Cladosporium	***TNTC**					
Curvularia						
Nigrospora						
Oidium						
Pithomyces						
Rust						
Smuts /*Myxomycetes*						
Stachybotrys						
Chrysonilia						
Ulocladium						
Scopulariopsis sp.						
Fusarium						
Total Spore Count	***TNTC**	***TNTC**	**24/cm^2**	**5/cm^2**	**14/cm^2**	**5/cm^2**
Mycelial Fragments						
Skin / Pollen						
Debris						

*TNTC-Too Numerous To Count

Signature

Approved

APPENDIX 2
FIELD DATA

Sun City Analytical Inc.

SAMPLING FORM

DATE 10/11/11

PROJECT # 11.EP.

CLIENT City of El Paso

SITE Linclon Center

IH M. Acuña

LOCATION throughout

TIME	O_2 Percent	CO PPM	TEMP	RELATIVE HUMIDITY	CO_2	LOCATION
11:11	-	-	74.6	18.5	405	UPPER LEVEL
11:17	-	-	74.3	18.3	404	"
11:19	-	-	74.3	18.7	398	"
11:25	-	-	74.5	18.5	401	"
11:30	-	-	74.4	18.5	400	"
11:36	-	-	78.2	22.8	506	LOWER LEVEL
11:41	-	-	79.4	22.4	504	"
11:44	-	-	78.4	21.7	506	"
11:51	-	-	78.3	22.6	500	"
12:04	-	-	79.1	23.4	506	"
12:16	-	-	80.7	16.4	376	CONTROL

REMARKS: Tech JR

IH

1409 Montana - El Paso, Texas 79902 - (915) 533-8840

Sun City Analytical Inc.

SAMPLING FORM

DATE 10/11/11

CLIENT CITY OF El PASO

IH M. ACUÑA

PROJECT # 11·EP.

JOB SITE LINCION CENTER - ~~UPPER LEVEL~~

STRESSOR(s) BIO AEROSOL

MA1011LC-

SAMPLE NUMBER	PUMP #	ROTO #	FLOW RATE	TIME ON	TIME OFF	TOTAL MIN	VOLUME	LOCATION/REMARK TYPE	F/CC
A01	2BP 200 2414	2BP 200 2414	15	11:8	11:10	3	45	UPPER LEVEL	-
A02				11:16	11:18			UPPER LEVEL	-
A03				11:19	11:21			UPPER LEVEL	-
A04				11:23	11:25			UPPER LEVEL	-
A05				11:28	11:30			UPPER LEVEL	-
A06				11:36	11:39			LOWER LEVEL	-
A07				11:42	11:44			LOWER LEVEL	-
A08				11:45	11:47			lower level	-
A09				11:51	11:53			lower level	-
A10				11:55	11:57			lower level	-
A11				11:58	12:00			CONTROL	-
A12								CONTROL	-

TWA = X F/cc

SSN -

ANALYST SCAI

DATE

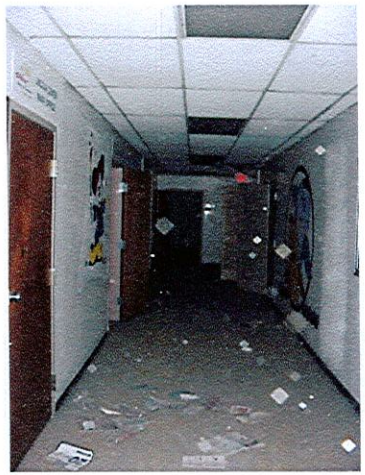
REMARKS: JR tech. TAPES TAKEN throughout Both floors - T1-T12 SEE DWG.
cp/Floor

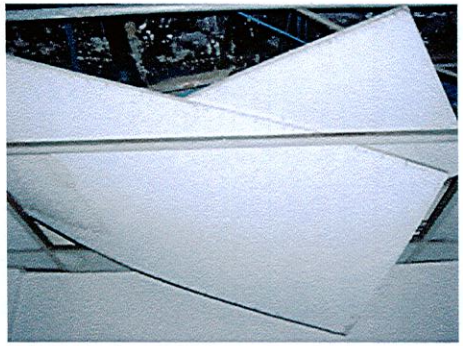
IH [signature]

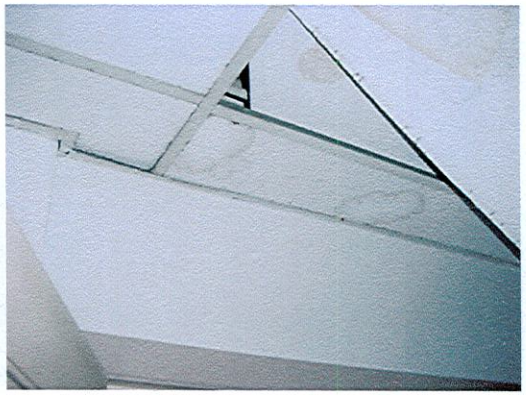
1409 Montana - El Paso, Texas 79902 - (915) 533-8840

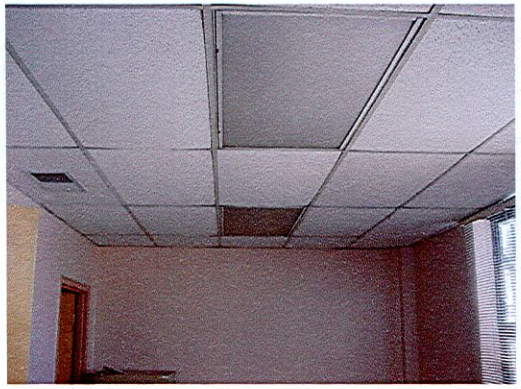
APPENDIX 3
PHOTOS

Lincoln Center
4001 Durazno Avenue

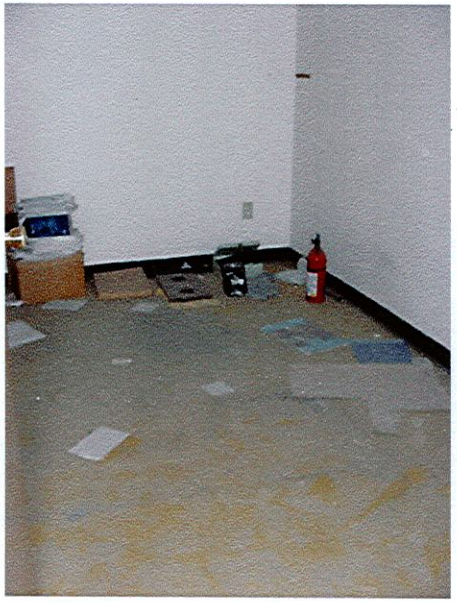




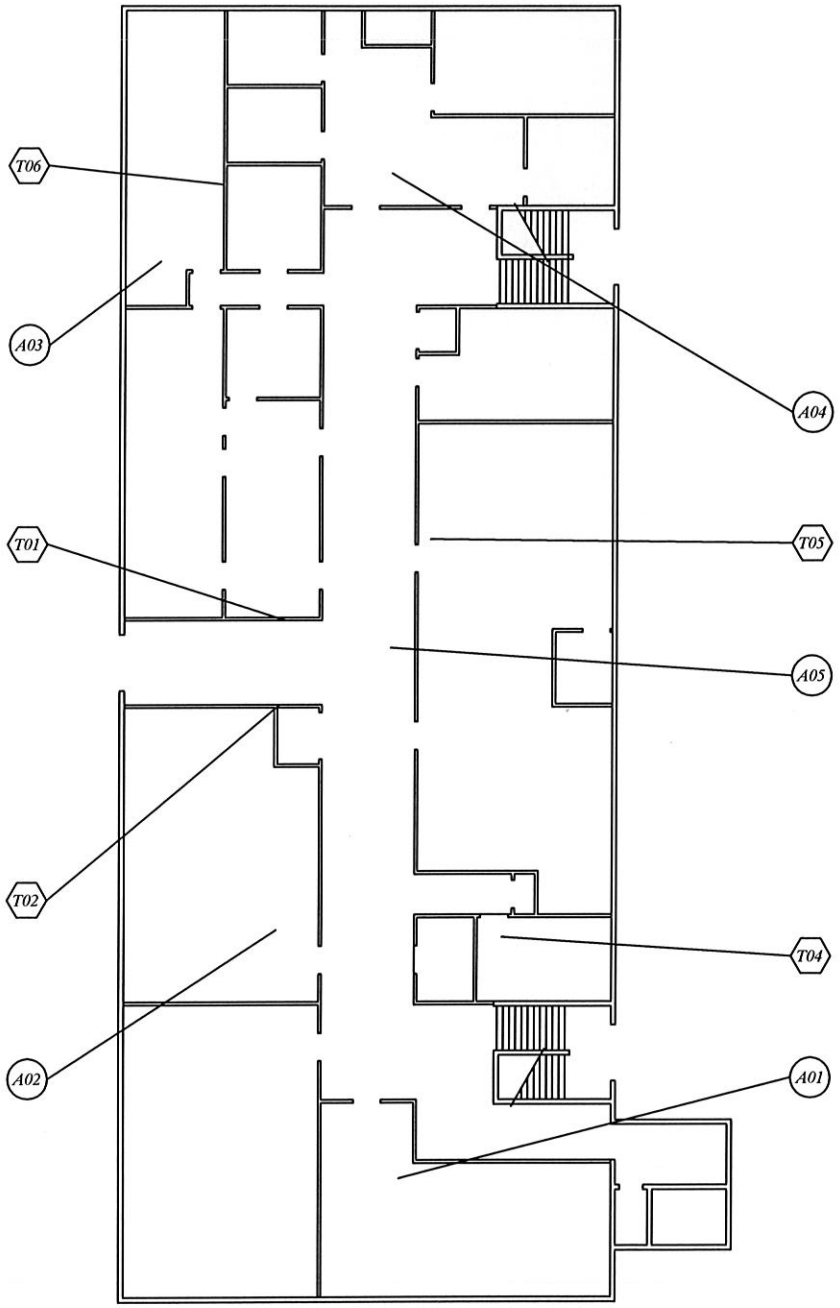




Lincoln Center
4001 Durazno Avenue



AIR AND TAPE SAMPLE LOCATION



CITY OF EL PASO
LINCOLN CENTER
UPPER LEVEL

SCALE: 1/16"=1'-0"

NORTH

LEGEND

(AXX) AIR SAMPLE

(TXX) TAPE SAMPLE

Designed By:

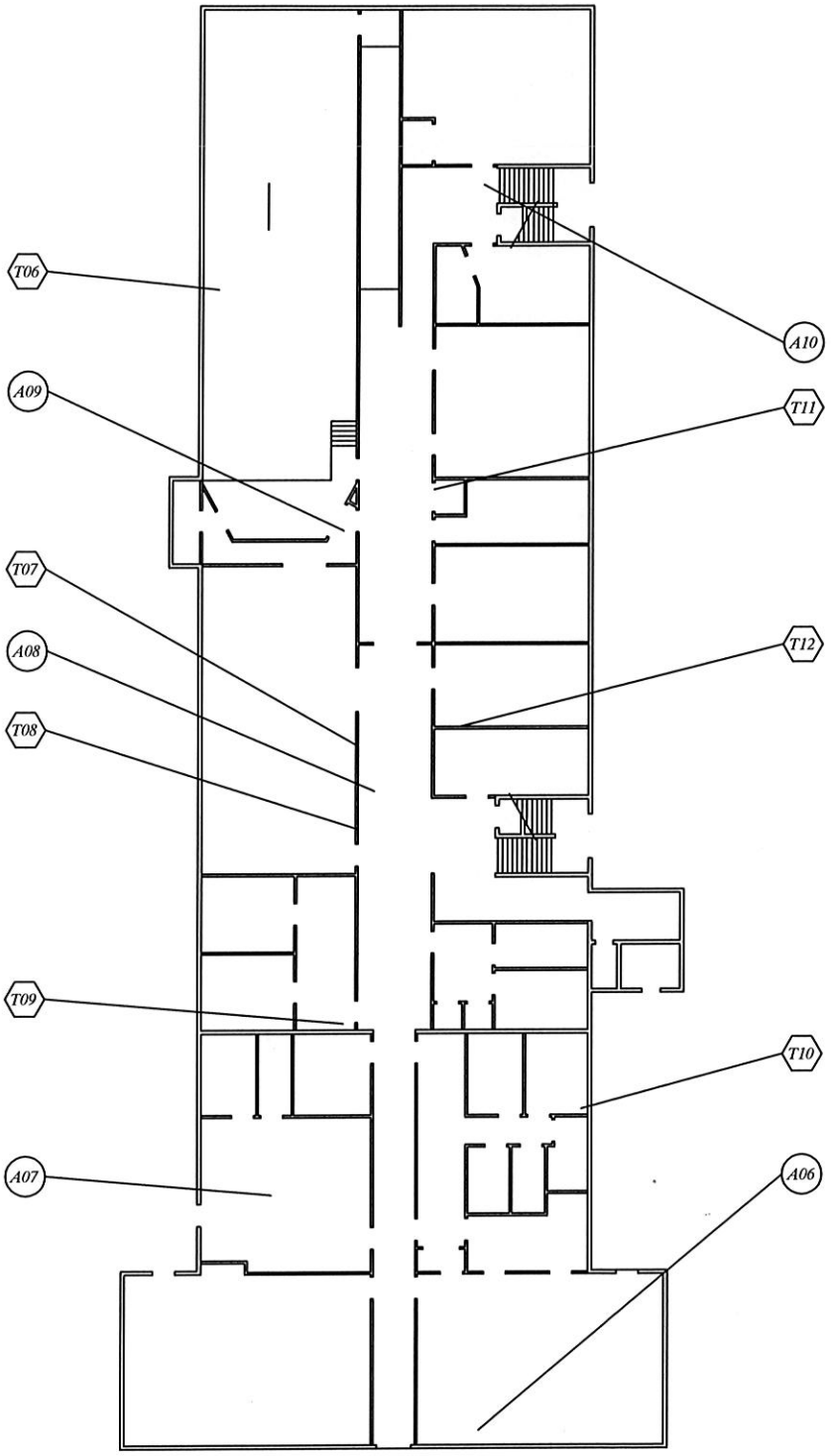
Simple Solutions for a Better Indoor Environment

Sun City Analytical Inc.

1409 Montana Ave.
El Paso, Texas 79902
Office (915) 533-8840
Fax (915) 533-8843
main@scaitc.com
www.scaitc.com

WORK DESCRIPTION: ASBESTOS INSPECTION	PROJECT NUMBER: 11-EP-264
ACAD TITLE: LINCOLN CENTER.DWG	CLIENT: CITY OF EL PASO
DRAWN BY: MA / INSPECTOR: DR/SR	DATE: 10/05/2011

AIR AND TAPE SAMPLE LOCATION



CITY OF EL PASO
LINCOLN CENTER
LOWER LEVEL
SCALE: 1/16"=1'-0"

NORTH

LEGEND

(AXX) AIR SAMPLE

(TXX) TAPE SAMPLE

Designed By:
Simple Solutions for a Better Indoor Environment
Sun City Analytical Inc.
1409 Montana Ave.
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DRAWN BY: MA / INSPECTOR: DR/SR	DATE: 10/05/2011

APPENDIX 4
CERTIFICATIONS

Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION

This acknowledges that

SUN CITY ANALYTICAL INC

has fulfilled the requirements of the Texas Board of Professional Engineers to offer and perform engineering services in the state of Texas.

Registration Number	Expiration Date
F-209	6/30/2012

The Association of Energy Engineers

certifies that

Luis M. Acuna

has completed the prescribed standards for certification, has demonstrated a high level of competence and ethical fitness for indoor air quality, and is hereby granted the title of

CERTIFIED INDOOR AIR QUALITY PROFESSIONAL

Expiration Date:

December 31, 2014

589

CIAQP Board Chairman

CIAQP Director

TEXAS DEPARTMENT OF STATE HEALTH SERVICES

Be it known that

SUN CITY ANALYTICAL INC

is licensed to perform as a

Mold Assessment Company

in the State of Texas and is hereby governed by the rights, privileges, and responsibilities set forth in Title 25, Texas Administrative Code, Chapter 295, relating to Texas Mold Assessment and Remediation Rules, as long as this license is not suspended or revoked.

David Lakey, M.D.
Commissioner of Health

License Number: ACO0127

Expiration Date: 1/23/2012

Control Number: 6492

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

TEXAS DEPARTMENT OF STATE HEALTH SERVICES

Be it known that

SUN CITY ANALYTICAL INC

is licensed to perform as a

Mold Analysis Laboratory

in the State of Texas and is hereby governed by the rights, privileges, and responsibilities set forth in Title 25, Texas Administrative Code, Chapter 295, relating to Texas Mold Assessment and Remediation Rules, as long as this license is not suspended or revoked.

David Lakey, M.D.
Commissioner of Health

License Number: LAB0128

Expiration Date: 1/27/2012

Control Number: 6389

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

TEXAS DEPARTMENT OF STATE HEALTH SERVICES

BE IT KNOWN THAT

MONICO ACUNA

is hereby licensed and authorized to perform as a

Mold Assessment Consultant

in the State of Texas and is hereby governed by the rights, privileges, and responsibilities set forth in Title 25, Texas Administrative Code, Chapter 295, relating to Texas Mold Assessment and Remediation Rules, as long as this license is not suspended or revoked.

David L Lakey, M.D
Commissioner of Health

License Number: **MAC0552**

Control Number: **7200**

Expiration Date: **10/23/2012**

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

TEXAS Department of State Health Services

CONSUMER MOLD INFORMATION SHEET*
Regulation of Mold Assessment and Remediation in Texas

How are businesses that do testing for mold or mold cleanup regulated?

Such businesses are now regulated by the Department of State Health Services (DSHS), based on legislation passed in 2003 (Texas Occupations Code, Chapter 1958). Under the **Texas Mold Assessment and Remediation Rules (Rules)** (25 TAC §§295.301-295.338), all companies and individuals who perform mold-related activities will have to obtain appropriate licensing from the department by January 1, 2005. Applicants must meet certain qualifications, have required training and pass a state exam in order to receive their licenses. Mold remediation workers must have training and be registered with the department. Laboratories that analyze mold samples must also be licensed and meet certain qualifications. The rules set minimum work standards that licensees must follow and require them 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.

How can I know if someone is licensed?

A licensed individual is required to carry a photo ID issued by the department with a license number on it. The names of currently licensed companies and individuals are available on the Mold Licensing Program website at: www.tdh.state.tx.us/beh/mold.

What is "mold assessment?"

Mold assessment involves an inspection of a building 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. A mold assessment consultant is responsible for developing a **mold remediation protocol,** that specifies the estimated quantities and locations of materials to be remediated, the proposed methods to use and clearance criteria that must be met.

What is meant by "clearance criteria?"

Clearance criteria refer to the level of "cleanliness" that is to be achieved by the persons conducting the mold clean up. It is very important that you understand and agree with the assessor prior to starting the project 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 identifying a "safe" level of mold. Mold spores are a natural part of the environment that are always present at some level in the air and on surfaces all around us. See below for more information about **post-remediation assessments.**

What is "mold remediation?"

Mold remediation is the clean up and removal of mold growth from surfaces and/or contents in a building. It also refers to actions taken to prevent mold from growing. **Mold remediators** must follow the **mold remediation protocol** 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 **post-remediation assessment** must be conducted by a **mold assessment consultant.** 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 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 Remediation?

No later than 10 days after a mold remediation job has passed a clearance inspection, the remediation contractor is required to give you a Certificate of

Mold Remediation. This certificate must also be signed by the licensed **mold assessment consultant** who conducted the post-remediation assessment. The consultant is required to state on the certificate that the mold contamination identified for the project has been remediated and whether or not the underlying cause of the mold has been corrected. (That work may involve other types of professional services that are not regulated by these rules, such as plumbers or carpenters.) Receiving a **Certificate of Mold Remediation** documenting that the underlying cause of the mold was remediated is an advantage for a homeowner. This certificate prevents an insurer from make an underwriting decision on the residential property based on previous mold damage or a claim for mold damage. If you later sell your property, the law requires that you provide the buyer a copy of all **Certificates of Mold Remediation** you have received for that property.

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

The rules require licensees to have commercial general liability insurance in the amount of $1 million, or 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, the consumer, should the company fail to perform properly.

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

The code of ethics in the rules states that licensees are required to the extent required by law, to keep confidential any personal information about a client (including medical conditions) obtained during the course of a mold-related activity. If you desire more privacy, 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 the Department of State Health Services. For more information on this process and to obtain a complaint form, call (800) 293-0753, or download the complaint form at www.tdh.state.tx.us/beh/mold.

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 up mold in his own home without a license. An owner, or a managing agent or employee of an owner of a residential property owned by that person 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 25 TAC 295.303 for further details on exceptions and exemptions to licensing requirements.

Where can I get more information?

For more information about mold and the Texas Mold Assessment and Remediation Rules, please visit the Mold Licensing Program website at www.tdh.state.tx.us/beh/mold, or contact program staff at 512-834-4509 or 800-293-0753.

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*State law [25 TAC 295.306(c)] requires a licensee, except for a mold analysis laboratory, who is overseeing mold-related activities, to give each client a copy of this Consumer Mold Information Sheet before starting any mold-related activity.