TLC HOME INSPECTIONS - AUSTIN
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clientcare@tlcinspectors.com
https://www.tlcinspectors.com

MOLD PROTOCOL

[redacted]

[redacted]

09/01/2026

Inspector

[redacted]

MAC License #: [redacted] - Exp. 8/5/28
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TABLE OF CONTENTS

1: Protocol Findings and Photos 3

2: Applicable Rules and Guidelines 6

3: Remediation Areas and Estimated Quantities 7

4: Remediation Methods 8

5: Removal and Disposal Methods 9

6: Personal Protective Equipment (PPE) 10

7: Containment Procedures 11

8: Clearance Procedures and Criteria 12

9: Appendices I & II 13

1: PROTOCOL FINDINGS AND PHOTOS

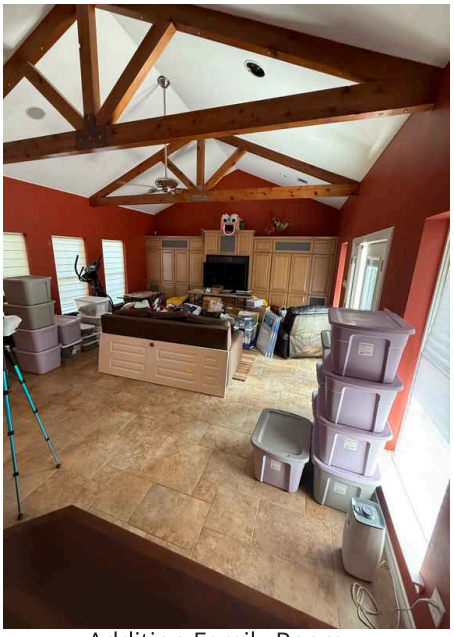
1.1	Inspector Details

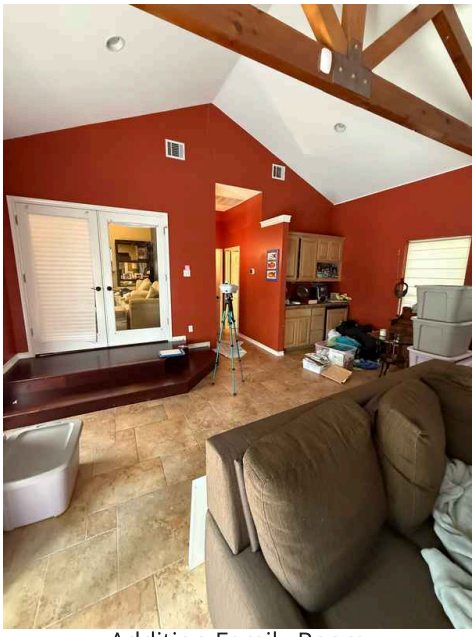
Information

Protocol Findings and Photos

Based on samples taken and a visual inspection performed by [redacted] on September 1, 2026, for TLC Home Inspections, PLLC (TLC), TLC finds visible growth and moisture damage in the homes addition large closet. The area is still actively wet. The cause of the issue was a leaking HVAC unit in the attic space above the closet. The ceiling has fallen down in some areas and many of the items in the closet have been moved into the addition family room or outside. The HVAC unit is currently shut off. The lab report, including photos, is available as a separate document. This mold remediation protocol was developed based on the findings of the assessment at the time of visiting the property.

Mold Assessor and Remediators Administrative Rules require that the underlying cause of the mold shall be remediated (repaired) so that it is reasonably certain that the mold will not return. Written documentation shall be provided that the source has been repaired prior to the issuance of a mold remediation certificate. This documentation must be provided within 10 days of final clearance. Otherwise, an additional mold assessment will be necessary.


Addition Family Room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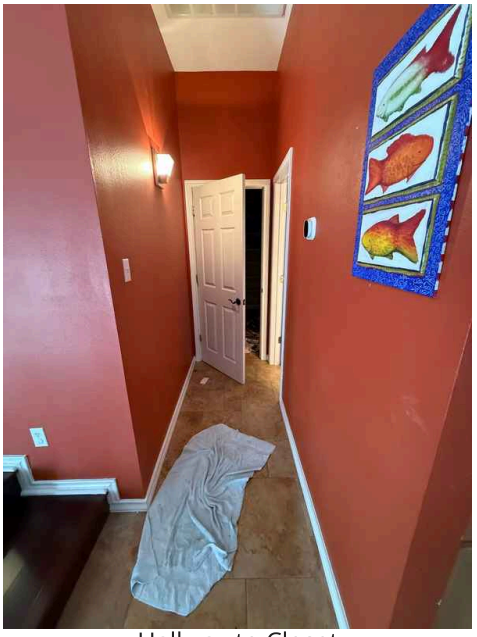
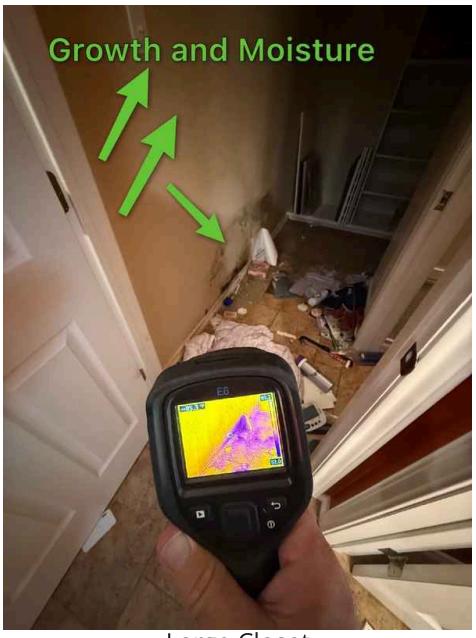

Hallway to Closet

Hallway

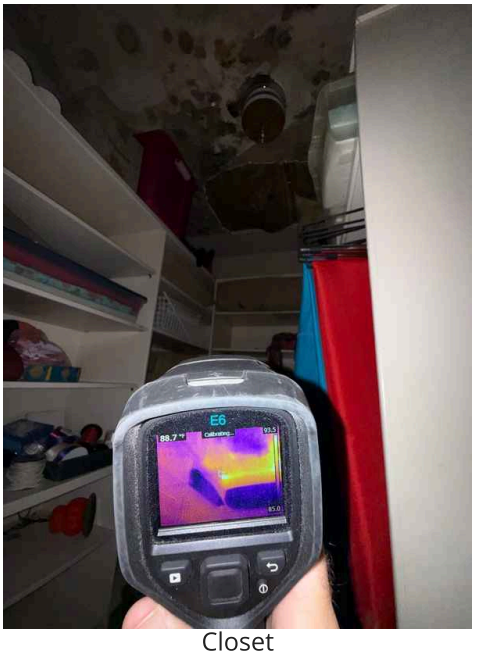


Large Closet

Closet Ceiling

Small Closet

Closet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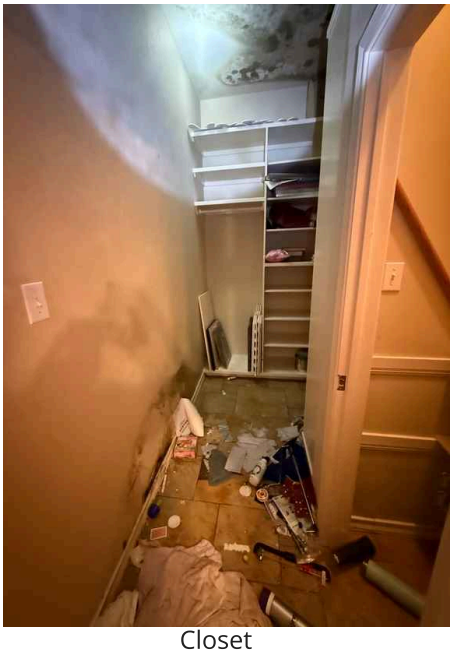
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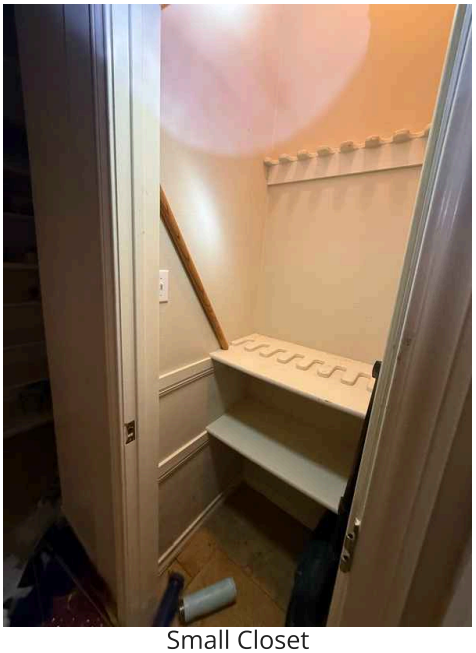
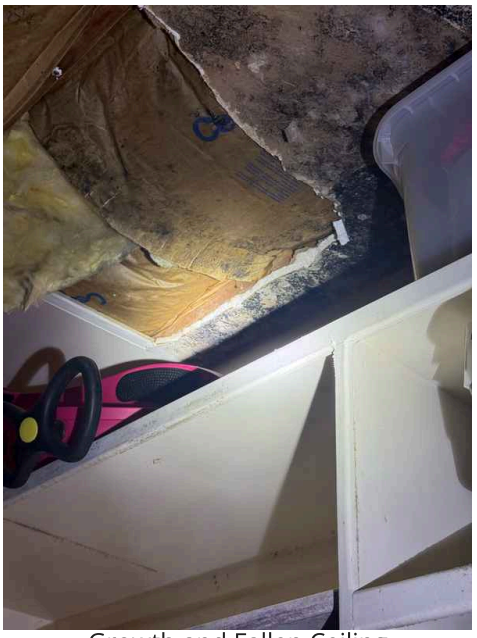

Small Closet

Closet Ceiling

Growth on Closet Walls

Growth on Personal Items

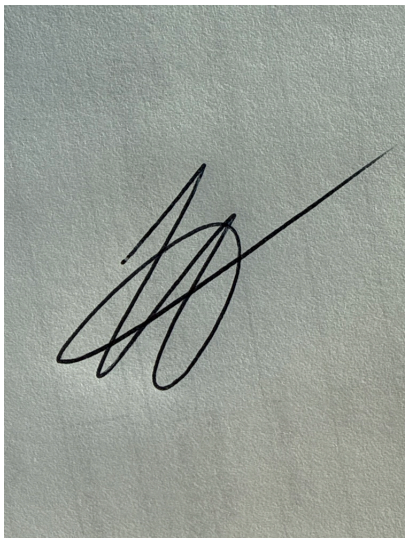


Growth and Fallen Ceiling

Ceiling

Growth on Personal Items

Inspector Details: Inspector Signature



Inspector Details: Date

09/01/2026

2: APPLICABLE RULES AND GUIDELINES

Information

Applicable Rules and Guidelines

The Remediation Contractor should refer to the following documents prior to developing the Mold Remediation Work Plan from this Protocol. Some of these documents regulate the remediation process while others provide general guidance for the remediation process.

• Texas Department of Licensing and Regulation, Mold Assessors and Remediators Administrative Rules, 16 TAC 78 (78.1 – 78.150) (adopted September 1, 2018).

• Occupational Safety and Health Administration, Respiratory Protection, 29 CFR Parts 1910.134, January 1998.

• U.S. Department of Labor, Occupational Health and Safety Administration, A Brief Guide to Mold in the Workplace.

• Environmental Protection Agency, Office of Air and Radiation, Indoor Environments Division. Mold Remediation in Schools and Commercial Buildings. March 2001. EPA 402-K-01-001.

• New York City Department of Health, Bureau of Environmental and Occupational Disease Epidemiology. Guidelines on Assessment and Remediation of Fungi in Indoor Environments. November 20, 2000.

• Institute of Inspection, Cleaning and Restoration, IICRC S520, Standard and Reference Guide for Professional Mold Remediation, December 2003.

• National Air Duct Cleaners Association, Assessment, Cleaning, and Restoration of HVAC Systems, 2001.

• OSHA Respiratory Protection Standard, 29 CFR Parts 1910 and 1926.

• Current industry best practices and guidelines.

3: REMEDIATION AREAS AND ESTIMATED QUANTITIES

Information

Remediation Area(s)

Addition Large Closet:

Addition Small Closet:

Addition Hallway:

Addition Family Room:

Approximate Square Feet

Addition Large Closet:

Remove and discard ~ 360-400 sf of drywall to include all walls floor to ceiling and ceiling. The surrounding drywall should be inspected from the attic side for signs of growth or moisture damage. Remove and discard at least 2' in all directions from the last sign of growth or moisture damage.

Addition Small Closet:

Remove and discard ~ 100 sf of drywall to include all walls floor to ceiling and ceiling. The surrounding drywall should be inspected from the attic side for signs of growth or moisture damage. Remove and discard at least 2' in all directions from the last sign of growth or moisture damage.

Addition Hallway:

Remove and discard ~ 20-30 sf of drywall to include a minimum 4' flood cut from the closet door to the family room. The surrounding drywall should be inspected for signs of growth or moisture damage. Remove and discard at least 2' in all directions from the last sign of growth or moisture damage.

Addition Family Room:

All personal items in the total addition should be properly sanitized with an appropriate method if possible and items not able to be sanitized should be discarded. All surfaces including cabinets, drawers, doors, walls and ceilings should be sanitized in the addition. The HVAC unit should be sanitized to include the coils and blower fan assembly.

Additionally, I recommend running at least one additional scrubber in the main house living room due to the proximity to the affected closet area. If growth is found to have affected the main house living area it should be considered as part of this protocol. Please contact the MAC if this becomes the case.

Remediation Areas and Estimated Quantities

All or portions of the listed remediation areas shall be within a containment area. * The contractor work plan shall be submitted to the owner prior to the work. The impacted materials to be removed or properly cleaned should start with the quantities and areas listed above. Any additional materials found to have visible growth or moisture damage in the adjoining areas shall be included in this protocol and cleaned appropriately or replaced to a minimum distance of 24" past the last sign of growth. The actual scope will depend on the findings once materials are removed and/or work is in progress. All exposed materials and hard surfaces shall be cleaned and wet wiped with an appropriate anti-microbial agent. Wall cavities shall remain exposed, shall be HEPA-vacuumed, cleaned, and wet wiped. Wet wipe, mop, and HEPA-vacuum all surfaces once completed and treat with an appropriate anti-microbial agent. If air samples showed elevated levels of mold spores, additional air scrubbers should be placed outside of the containment areas. Notify mold consultant/owner of the work schedule and all phases of the work shall have photographic documentation. Provide photos to consultant/owner upon completion of the work.

Clean mold air and/or physical clearance samples will be required prior to removing the containment.

4: REMEDIATION METHODS

Information

Remediation Methods

The following remediation methods shall be utilized for this remediation project. The first section covers general methods to be utilized prior to the remediation, and the second section covers specific methods to be utilized throughout the remediation.

General Remediation Methods

• Secure the work area(s) from access by building occupants prior to the start of remediation activities. Accomplish this, where possible, by locking doors, windows, or other means of access to the work area. Periodically re-inspect the perimeter for any breaches that may allow for work area entry.

• Post required signage for Mold Remediation in progress.

• Construct a negative pressure containment(s) to fully enclose the walls, ceilings, and floors to be remediated in accordance with the containment section below. Construct the containment to ensure that any additional mold found in the wall cavities can be remediated without the need to construct additional containments.

• A TDLR licensed Mold Remediation Contractor will supervise all remediation activities to verify that containment practices and work procedures are performed according to current TDLR Mold Assessment and Remediation Rules, current applicable guidelines, and current industry practices. Documents of work procedures are a key quality assurance performance indicator. Lists of documents to be kept onsite throughout the remediation project shall include the following:

- Remediation Work Plan.
- Photographs of work progress and methods used. Submit to Consultant/Owner upon completion of the work.
- Workers shall be trained for mold remediation.
- Mold remediation supervisor shall be within one hour of the project site at all times.
- Documentation stating that containment was under negative pressure during the entire remediation project.
- Records of HEPA Air Filtration Device filter changes, maintenance, and filtration efficiency measurements.
- List of all equipment used.

• If the remediation contractor elects to use disinfectants, biocides, or anti-microbial coatings, they must be registered by the EPA for the intended use and the use should be consistent with the manufacturer's labeling instructions. The use of such products must take into account the potential for occupant sensitivities and possible adverse reactions to chemicals that have the potential to be off-gassed from surfaces coated with the products. Material Safety Data Sheets (MSDSs) of all products used in the remediation should be provided to owner prior to application.

• Seal / block all supply and return air duct grills and registers associated with the HVAC system with critical barriers consisting of one layer of 6-mil fire-retardant polyethylene sheeting and duct tape in the work area(s).

• If necessary, monitor and log humidity levels within the work areas and adjacent rooms in the building to ensure that the relative humidity remains below sixty (60) percent. If needed, install dehumidifiers to reduce possible secondary fungal growth. Ensure that each dehumidifier condensate pan does not overflow. Leave any dehumidifier(s) in place until Farmer receives and interprets the clearance results and notifies the client and contractor in writing that the clearance criteria has been met.

• Prior to initiating any remediation, determine the best available path to remove the building material debris from the work areas. The Contractor shall discuss this with the owner prior to beginning removal.

• Remove and store all contents within the debris removal pathway in an area of the building that will be sealed off and unaffected during the remediation and debris removal processes. Clean contents utilizing HEPA vacuuming for all porous materials, and HEPA vacuuming combined with damp wiping with water and mild detergent solution for all non-porous materials prior to removal. If there is not an appropriate area within the building, then store the items offsite. Ensure that all contents are dry prior to storage.

5: REMOVAL AND DISPOSAL METHODS

Information

Removal and Disposal Methods

• Remove the mold-contaminated materials. Immediately place the materials in 6-mil polyethylene bags and seal.

• Dispose of all used polyethylene sheeting, tape, cleaning materials, and disposable protective clothing as mold-contaminated waste materials.

• All bagged material shall be HEPA vacuumed and damp-wiped with plain water prior to removal from the containment area through the decontamination chamber.

• Transport bagged material to a dumpster or other appropriate waste transportation vehicle secured from unauthorized access.

• After removal of mold-contaminated material, thoroughly HEPA vacuum all surfaces within the remediation areas until no visible debris can be found.

• Decontaminate all equipment and remove it from the remediation areas. Equipment that cannot be decontaminated should be bagged in 6-mil polyethylene bags and properly discarded. Negative air machines must remain intact and operational throughout the remediation and post-remediation assessment and clearance processes.

6: PERSONAL PROTECTIVE EQUIPMENT (PPE)

Information

Personal Protective Equipment (PPE)

As a minimum, the following items shall be required to be worn at all times during remediation activities. Personnel required to wear respiratory protection shall be fit tested for the specific type of respirator being worn, have a written Physician's Written Opinion on site, and have some form of respiratory training in accordance with 29 CFR 1910.134. The Mold Remediation Contractor shall also have a written respiratory protection program on site during the project.

• The minimum respiratory protection will be half-face air-purifying respirators equipped with HEPA cartridges. Air-purifying respirators must be NIOSH approved.

• Protective clothing shall include full body disposable coveralls with disposable hood (separate or integral to the coverall) and foot coverings (reusable footwear, 18-inch-high boot type disposable foot coverings or foot coverings integral to the coverall).

• Rubber gloves, as appropriate to the job task, shall be worn during removal of any contaminated material or cleaning of any contaminated items or structural members.

• Goggles as appropriate to the job task, shall be worn during removal of any contaminated material or cleaning of any contaminated items or structural members. Goggles must be designed to prevent the entry of dust and small particles. Safety glasses or goggles with open vents are not acceptable. The use of a properly fitted full-face respiratory with HEPA filter may be used in lieu of goggles.

7: CONTAINMENT PROCEDURES

Information

Containment Procedures

This project shall utilize negative pressure containment(s) to remediate the mold contaminated building materials. The Mold Remediation Contractor must specify containment locations in the Mold Remediation Work Plan.

The containment(s) shall consist of the following:

• Containment requirements will follow procedures designed for Full Containment as outlined in the Environmental Protection Agency's (EPA) Mold Remediation in Schools and Commercial Buildings.

• HEPA vacuum and damp wipe with plain water and remove all furnishings and contents from the remediated areas. Items that cannot be removed shall be covered and sealed with a layer of 6-mil polyethylene sheeting. Ensure that all removed and covered items are thoroughly dry.

• One (1) layer of 6-mil fire-retardant polyethylene sheeting shall be used to create a barrier between the mold remediation area and other parts of the building.

• A decontamination chamber or airlock shall be constructed for entry into and exit from the remediation area.

• All openings such as HVAC air supply and return vents, doorways, and plumbing and electrical penetrations within the containment areas must be sealed with critical barriers consisting of a layer of 6-mil polyethylene sheeting to minimize the migration of contaminants to other parts of the building.

• The containment area must be maintained under negative pressure relative to the surrounding areas throughout the entire project until written passed clearance is issued by the Mold Assessment Consultant (MAC), utilizing HEPA negative air machines exhausted outside the containment. Negative pressure shall be documented with the use of a recording manometer. Upon completion of the bulk removal/cleaning and prior to the final clearance air testing, contractor may seal decon unit and utilize negative air machines as scrubbers.

8: CLEARANCE PROCEDURES AND CRITERIA

Information

Clearance Procedures and Criteria

Preparation for Clearance

• Assure that all remaining building materials within the work areas and adjacent areas are thoroughly dry. If necessary, run a sufficient number of dehumidifiers in the work areas and adjacent areas within the building, if needed, to maintain the relative humidity below sixty (60) percent in each room. Direct dehumidified air to areas that may still contain moisture. If necessary, document humidity measurements throughout the project utilizing log sheets.

• Leave all containments, airlock doorways, and critical barriers in place.

• **Any wall cavities that may be opened must be left exposed to allow visual inspection and, if necessary, sampling of the wall cavities, and to allow the dehumidifiers to keep the wall cavities dry. At no time prior to the post remediation visual clearance shall an encapsulation product be used inside the containment area.**

• HEPA vacuum all remaining surfaces (i.e. floor, ceiling, and walls) in the remediated areas and debris removal pathway. Remove all settled dust and debris. Pay special attention to the top of any baseboards and cabinet materials.

• Following removal and cleaning activities, containment shall be sealed and HEPA air filtration devices scrubbing machines shall run for 12-24 hours prior to the TLC post remediation assessment and clearance. Negative pressure for the containment must be maintained until the building owner and remediation contractor receive written notice from the consultant that clearance has been achieved.

Clearance Criteria

• TLC shall conduct a post-remediation assessment using visual, procedural, and analytical methods.

• The post-remediation assessment shall be carried out while the containment is still in place. At the contractor's discretion, the air scrubbers/air filtration devices may be turned off prior to final clearance. Recommend scrubbers be run for at least 48 hours prior to retest.

• The post-remediation assessment shall determine whether the work areas are free from all visible mold contamination and if the work has been completed in compliance with the remediation protocol submitted by the consultant and the remediation work plan submitted by the remediation contractor. In addition, the post-remediation assessment shall determine whether the underlying cause of the mold has been remediated so that it is reasonably certain that the mold will not return from the remediated cause. This decision will be made by reviewing the repair documentation issued by a competent party.

• A visual and procedural assessment shall be conducted prior to the collection of any samples to determine whether the remediation protocol and remediation work plan have been followed during the remediation. The procedural audit shall consider the observations made and any measurements conducted during on-site visits that the Consultant conducts during the remediation.

• Air samples will be collected. The results of the samples collected inside the containment and other areas of the building must be consistent with and comparable to those found in the outdoor air and will be interpreted by the consultant using professional judgment. The total spore count for each interior sample should be less than the exterior. Inconsistencies in the sample results that indicate there is residual mold contamination will cause the project to fail clearance.

• Surface samples may be collected and analyzed where suspect mold growth is observed during the visual inspection of the remediation area(s). If an elevated concentration of mold spores is found, then the project will fail clearance.

• If any of the visual, procedural, and analytical criteria for clearance is not met, then the project will not pass clearance.

• Re-occupancy and restoration activities for the work areas should not begin until TLC receives and interprets the fungal sample results and notifies the owner and the remediation contractor in writing that the visual inspection and sample results have met the clearance criteria.

Owner will pay for one set of final clearance air and/or physical samples ($398 for 3 total samples plus $85 for any additional sample).

The contractor and customer shall be responsible for all subsequent final clearance testing until all final clearance criteria have been met. Additional trips to the subject property will be billed at $195 per trip after the initial visit.

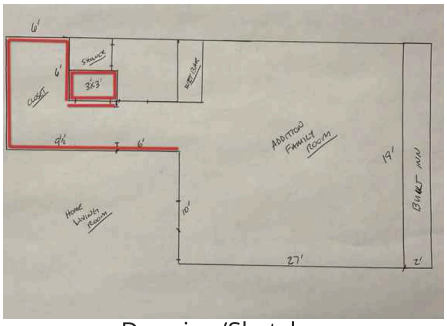
Clearance certificate will be included with this protocol once clearance is met.

9: APPENDICES I & II

Information

Appendices I

Appendices I: Mold Remediation Drawing/Sketch



Drawing/Sketch

Appendices II

Appendices II: TDLR Mold Licenses

Rick Figueroa
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Vice Chair

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Sujeeth Dratcharam
Lori High, R.N., N.P., Retired
Gary F. Wesson, D.D.S., M.S.

Mold Assessment Consultant

[redacted]

License Number: [redacted]

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

License Expires: August 05, 2028

Courtney Arbour
Executive Director