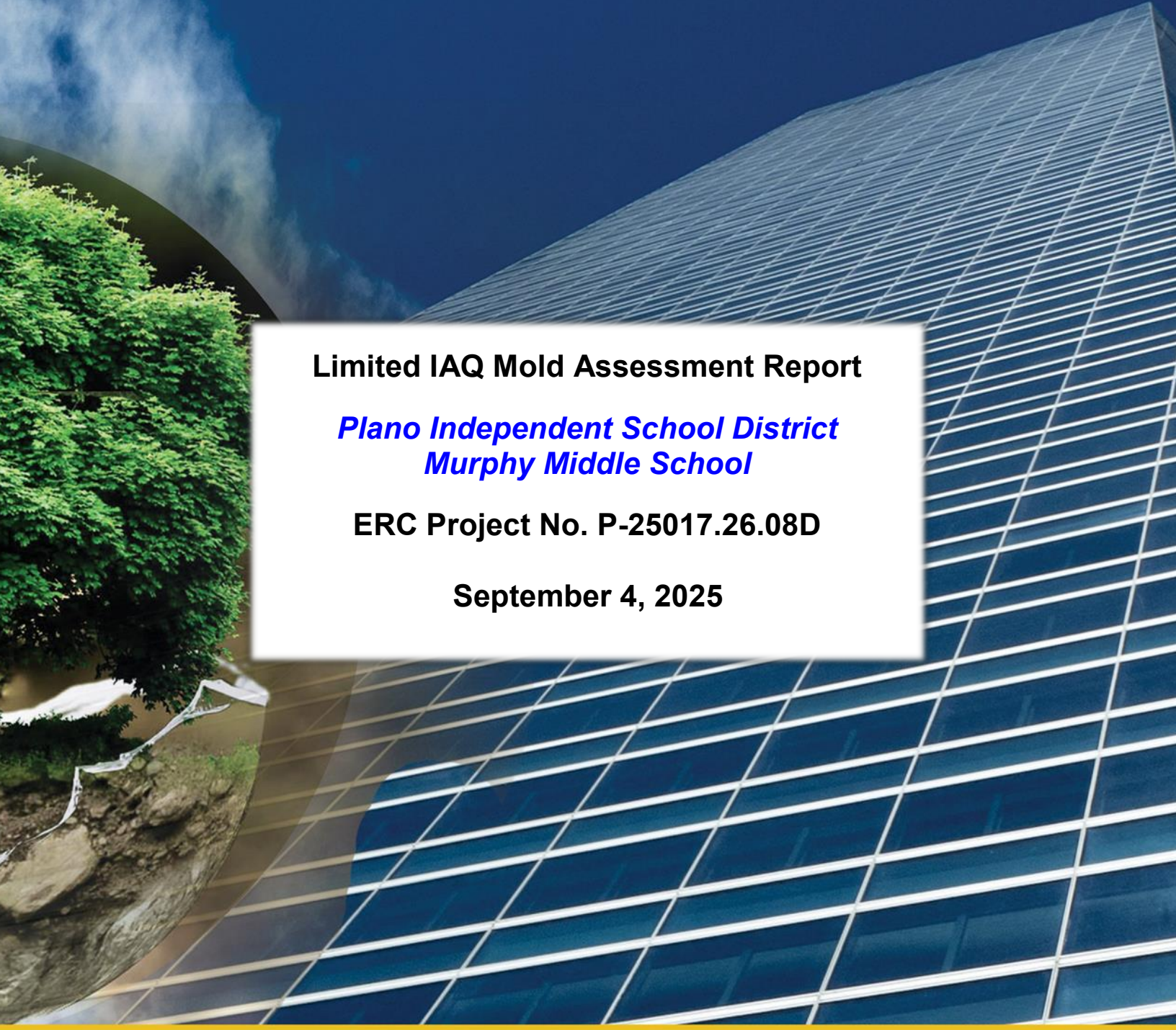

Limited IAQ Mold Assessment Report

Plano Independent School District
Murphy Middle School

ERC Project No. P-25017.26.08D

September 4, 2025

ERC

Building Value with Integrity™

DISCLAIMER

The information contained in this report is confidential, privileged, and only for the information of the CLIENT as identified in the Project Directory. This report may be provided to a third party but must be provided in whole; however, ERC's liability for the information contained in this report does not extend beyond the CLIENT, unless ERC agrees, in writing to such extension.

The professional opinions expressed in this report are in good faith and while every care has been taken in preparing this document, any decision made based in whole, or in part, on this report should be discussed with ERC prior to implementation. ERC Environmental & Construction Services, Inc., its subsidiaries, the directors, employees, and agents cannot be held liable for decisions made in opposition to the recommendations contained in this report.

IAQ MOLD ASSESSMENT REPORT

PROJECT
Plano ISD
Murphy Middle School
Rooms B110, B119, B142,
H102, H106, H111, F105, K111,
G113 & D107
Murphy, TX 75094

REPORT DATE
September 4, 2025

ERC PROJECT#
P-25017.26.08D

PREPARED FOR
Plano Independent School District
Plano, TX 75023

PREPARED BY
ERC Environmental and Construction Services, Inc.
Dallas, TX

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Building Value with Integrity™
www.erc-tx.com

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TABLE OF CONTENTS

SECTION 1

PROJECT DIRECTORY

SECTION 1: PROJECT DIRECTORY

PROJECT: **Plano ISD**
Murphy Middle School
Rooms B110, B119, B142, H102, H106, H111, F105, K111, G113 & D107
620 N. Murphy Road
Murphy, Texas 75094

ERC PROJECT #: **P-25017.26.08D**

OWNER: **Plano Independent School District**

CONTACT: **Manuel Rodriguez, Environmental Compliance Manager**
Plano Independent School District
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Plano, TX 75023
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Email Address: manuel.rodriguez@pisd.edu

CONSULTANT: **ERC ENVIRONMENTAL & CONSTRUCTION SERVICES INC.**

Ramon Rezvanipour
Mold Consultant
North Texas Office
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Expiration Date: 04-30-2027

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SECTION 2

LIMITED MOLD ASSESSMENT REPORT

INTRODUCTION

ERC Environmental & Construction Services, Inc. (**ERC**), was retained by Mr. Manuel Rodriguez, Environmental Compliance Manager of Plano Independent School District, to conduct a Limited Environmental Mold Assessment at Murphy Middle School, Rooms B110, B119, B142, H102, H106, H111, F105, K111, G113 & D107 located at 620 N. Murphy Road in Murphy, Texas.

ERC representative conducted the sampling at the subject facility in accordance to generally accepted practices and principles for Environmental Mold assessments at the time of this report. Data acquisition and field activities were conducted on August 28, 2025.

PROJECT SCOPE

The purpose of this Limited Environmental Mold Assessment was to determine the quality of indoor air with respect to bioaerosols within areas of concern. Recommendations are based on test results conducted.

LIMITATIONS OF ASSESSMENT

This report is an instrument of **ERC** and includes a limited visual walk-through of the interiors, and specific measurements designed for assessment of the air quality with respect to several air contaminants as listed in our scope of work. Our work on this project has been performed in customary accordance with professional practices accepted at the time of preparation of this report.

Our conclusions and recommendations are made based upon our observations and findings during our site visits and the results of tests performed. Please be advised that monitoring environmental conditions of subject property over a longer period of time may produce different results as compared to short-term monitoring. The tests selected and performed for this phase were designed as a first-tier study of the facility. Additional studies may be needed to completely delineate the extent of mold growth.

Indoor air quality being dynamic in nature, the data, quantities of mold growth, conclusions, and recommendations are subject to change with changes in building conditions and passage of time.

SAMPLING STRATEGY –The sampling strategy, with regard to the scope of work, was designed to:

- Provide a visual walkthrough for visible signs of mold growth;
- Evaluate Thermal Conditioning Factors using real-time measurements;

- Assess Total Bioaerosols concentrations indoors and outdoors, utilizing spore trap sampling method;
- Evaluate potential surfaces with mold growth, utilizing tape and swab sampling methods.
- Conduct random wall moisture study, where access is available;

SAMPLING / ANALYTICAL METHOD

- Air-O-Cell Cassettes: Direct examination of the spore trap air samples reveals the total concentration of viable (living) and non-viable (non-living) bioaerosols without making the distinction between them. The spore-trap air samples were collected at the breathing zone utilizing sampling pumps. Pumps were calibrated to 15 L/min before start, and samples were collected for a period of 5 minutes, collecting 75 liters of air.

- Surface: Samples were collected throughout the project site from the suspected mold growth surfaces utilizing tape sampling technique and identified by direct examination utilizing light microscopy /staining.

SITE DESCRIPTION

The subject site is identified as PISD Murphy Middle School Rooms B110, B119, B142, H102, H106, H111, F105, K111, G113 & D107, located at 620 N. Murphy Road in Murphy, Texas. This is a one-story school building. The interior walls of the rooms are textured gypsum wallboards & CMU. Ceiling is constructed of suspended ceiling tile and grid system, and the flooring consists of carpeting on concrete subflooring.

OBSERVATIONS

A visual walkthrough of the areas of concern revealed the following:

- Visible mold growth was observed on AC supply grills in Art Lab B119, B110, B142, H102, H106, H114 and H111 as well as visible mildew in shower Room in Gym Storage Room G113;
- Damp carpet in Room B110 and noticeable humidity in Classroom F105; and
- No odor was observed in subject site.

PARAMETERS TESTED

ERC representative conducted testing for Environmental Mold utilizing air sampling method. Other factors affecting mold growth were assessed by evaluating thermal conditioning factors (T, RH, CO_2, CO).

Thermal Data – For the purpose of determining levels of Temperature (T), Relative Humidity (RH), Carbon Dioxide (CO_2), and Carbon Monoxide (CO), several locations were selected inside and outside the subject property. Measurements were made at these locations utilizing a direct reading instrument, Q-Trak Model 8551 Monitor instrument.

Temperatures (T) at different times and locations throughout the subject site ranged between 68.8°F – 78.1°F indoors, and outside average reading was recorded at 81.8°F. Relative Humidity (RH) ranged between 61.8% – 81.4% indoors, and outside average was recorded at 77.9%. Carbon Dioxide (CO_2) ranged between 658 – 1322 ppm indoors, with outside average reading at 420 ppm. Carbon Dioxide (CO_2) Indoor levels are an indicator of the adequacy of outdoor air ventilation relative to indoor occupant density and metabolic activity. Carbon Monoxide (CO) was at 0.00 ppm indoors and outdoors.

ASHRAE recommends a winter temperature range of 68°F - 74°F and a summer temperature range of 72°F - 80°F with Relative Humidity between 30% and 60% in both seasons.

Evaluation of thermal data indicates: Temperature (T), within acceptable range as compared to ASHRAE guidelines. Relative Humidity (RH), were higher than acceptable range as compared to ASHRAE guidelines. Carbon Dioxide (CO_2), and Carbon Monoxide (CO) to be within acceptable range as compared to ASHRAE guidelines, and ACGIH recommended levels.

Total Bioaerosols (Environmental Mold) – ERC representatives conducted testing for Environmental Mold utilizing air sampling method. Sampling sites were selected by an ERC representative based on the walk-through of the facility. A total of twelve (12) samples were collected indoors and outdoors. Results of all samples collected indoors indicated concentrations **less than** the outdoors, with results ranging between **13 counts/m^3** and **188 counts/m^3**, while the outside sample count results averaged **764 counts/m^3**. These are acceptable levels of airborne mold spores compared to the outside air. Summaries of test results are presented in Table 01. Complete laboratory results are provided in Appendix B.

Table 01 – Summary of Total Bioaerosols

Sample Number	Sample Location	Total Concentration (counts/m^3)	Predominant Species / Species of Concern	Temp (°F)	RH (%)	CO (PPM)	CO_2 (PPM)
A-01	Building Outside	818	*Alternaria* *Aspergillus/Penicillium* *Bipolaris/Dreschlera* *Cladosporium* *Curvularia* *Rusts* *Smuts/Myxomycetes* *Stemphyllium*	86.8	61.7	0.00	416

Sample Number	Sample Location	Total Concentration (counts/m^3)	Predominant Species / Species of Concern	Temp (°F)	RH (%)	CO (PPM)	CO_2 (PPM)
A-02	Art Lab B119	160	*Alternaria* *Aspergillus/Penicillium* *Cladosporium* *Curvularia*	78.1	61.8	0.00	1322
A-03	Room B110	107	*Alternaria* *Aspergillus/Penicillium* *Cladosporium* *Curvularia*	68.8	66.7	0.00	751
A-04	Room B142	66	*Aspergillus/Penicillium* *Cladosporium* *Stemphyllium*	69.4	68.1	0.00	971
A-05	Classroom H102	120	*Aspergillus/Penicillium* *Cladosporium* *Stemphyllium*	71.4	70.8	0.00	892
A-06	Classroom H106	40	*Aspergillus/Penicillium* *Cladosporium*	70.2	73.4	0.00	886
A-07	Lab H114	13	*Aspergillus/Penicillium*	73.2	71.7	0.00	1020
A-08	Lab H111	67	*Aspergillus/Penicillium* *Cladosporium*	71.2	68.7	0.00	895
A-09	Classroom F105	188	*Aspergillus/Penicillium* *Cladosporium* *Curvularia* *Stemphyllium*	73.5	79.4	0.00	938
A-10	Ensemble Room D107	80	*Aspergillus/Penicillium* *Cladosporium* *Stemphyllium*	71.4	71.2	0.00	981
A-11	Gym Storage Room G113	13	*Cladosporium*	72.3	81.4	0.00	658
A-12	Outside Building	710	*Alternaria* *Aspergillus/Penicillium* *Bipolaris/Dreschlera* *Cladosporium* *Curvularia* *Rusts* *Smuts/Myxomycetes* *Stemphyllium*	76.8	94.0	0.00	423

The above air testing summary has been prepared for a quick comparison of indoor concentrations of total Bioaerosols to the outdoors. Please refer to the attached laboratory result analysis for species composition and their individual concentrations.

To determine if indoor airborne environmental mold concentrations are within generally acceptable levels, ERC will interpret air sample results in accordance with the following criteria:

- All air samples collected indoors shall have a total concentration of less than outdoors; and

- All air samples collected indoors shall have the same species composition as compared to the samples outdoors.

Results of the air samples collected on the day of testing in PISD Murphy Middle School Rooms B110, B119, B142, H102, H106, H111, F105, K111, G113 & D107 are acceptable levels of airborne mold spores as compared to the outside air.

Surface Sampling – Tape sampling method was utilized for surface sampling. This method classifies the mold species into loading categories from "Trace" to "High." A total of twenty (20) samples were collected from surfaces with potential for mold growth. The results are summarized in the following table.

Table 02 – Surface Exam Results

Sample Number	Sample Location	Loading Category	Predominant Species / Species of Concern
T-01	**Art Lab B119- AC Supply**	*Low* ***High***	*Aspergillus/Penicillium* ***Aureobasidium***
T-02	Art Lab B119- Windowsill	*Trace* *Low*	*Alternaria* *Aspergillus/Penicillium*
T-03	Flex Room B110- Carpet	*Trace* *Trace*	*Cladosporium* *Stemphyllium*
T-04	**Flex Room B110- AC Supply**	***High***	***Aureobasidium***
T-05	Classroom B142- Carpet	*Trace*	*Alternaria*
T-06	**Classroom B142- AC Supply**	***High***	***Aureobasidium***
T-07	Classroom H102- Carpet	*Trace*	*Stemphyllium*
T-08	Classroom H102- AC Return	*Low* *Low*	*Aspergillus/Penicillium* *Aureobasidium*
T-09	Room H106- Carpet	*Trace*	*Cladosporium*
T-10	**Room H106- AC Supply**	***High***	***Aureobasidium***
T-11	**Lab H114- AC Supply**	***High***	***Aureobasidium***
T-12	Lab H114- Covebase/Drywall	*Low*	*Aspergillus/Penicillium*
T-13	Lab H111- Carpet	*Trace*	*Alternaria*
T-14	Lab H111- AC Return	*Low* *Low*	*Aspergillus/Penicillium* *Aureobasidium*
T-15	Classroom F105- Carpet	*Trace*	*Cladosporium*

Sample Number	Sample Location	Loading Category	Predominant Species / Species of Concern
T-16	Classroom F105- File Cabinet	None	N/A
T-17	Ensemble Room D107- Carpet	*Trace*	*Stemphyllium*
T-18	Ensemble Room D107- Wall Panel	*Trace*	*Aspergillus/Penicillium*
T-19	Gym Storage G113- Shelves	*Trace*	*Aspergillus/Penicillium*
T-20	Gym PE Locker Room- Shower	*Low*	*Aspergillus/Penicillium*

Concentrations: Trace: 1 to 10 | Low: 11 to 100 | Moderate: 101 to 1000 | High >1000

Results of the surface sample analysis indicated high concentration levels of *Aureobasidium* mold spores on AC Supply grills in Art Lab B119, Flex Room B110, Classroom B142, Room H106 & Lab H111. Additionally, low concentration levels of *Aspergillus/Penicillium* mold spores on AC Supply grills in Art Lab B119 Room H102, H114, H111, as well as in Gym PE Locker Room Showers.

Wall Moisture Measurement – ERC representative conducted a random testing of wall moisture contents utilizing a direct reading pin-type moisture meter. Sample results indicated moisture range of (15.4% – 20.5%) on drywalls which indicates higher than normal moisture content throughout, and range of (11.7% – 16.9%) on CMU walls, which indicates normal moisture content throughout the subject sites.

CONCLUSIONS

Our observations, lab analysis, and field measurements lead to the following conclusions:

- Visible mold growth was observed on AC supply grills in Art Lab B119, B110, B142, H102, H106, H114 and H111 as well as visible mildew in shower Room in Gym Storage Room G113. Damp carpet in Room B110 and noticeable humidity in Classroom F105. No odor was observed in subject site;
- Temperature (T), within acceptable range as compared to ASHRAE guidelines;
- Relative Humidity (RH), were higher than acceptable range as compared to ASHRAE guidelines;
- Generally acceptable levels of Carbon Dioxide (CO_2), and Carbon Monoxide (CO) throughout;
- Spore trap air samples collected from the test sites revealed acceptable levels of airborne mold spores compared to the outside air and, in our opinion, were not of any health concern;

- Surface samples analysis of tape samples indicated high concentration levels of *Aureobasidium* mold spores on AC Supply grills in Art Lab B119, Flex Room B110, Classroom B142, Room H106 & Lab H111. Additionally, low concentration levels of *Aspergillus/Penicillium* mold spores on AC Supply grills in Art Lab B119 Room H102, H114, H111, as well as in Gym PE Locker Room Showers; and

- Moisture measurements of subject site revealed drywall moisture levels to be higher than an acceptable range.

Based on current state standards and test results, it is ERC's opinion that the quality of indoor **air** at the above-referenced project is **within** acceptable levels for the parameters tested.

RECOMMENDATIONS

Based on completed tests to date and the findings, ERC recommends:

- Clean and disinfect all supply & return grills throughout the subject site;

- Clean and disinfect the mildew in Gym Storage Room G113 Shower Room;

- Clean and disinfect the Wall Panel in Ensemble Room D107, and Gym Storage G113- Shelves;

- Investigate the cause of high humidity in Classroom F105;

- Investigate the cause of Damp carpet in Room B110;

- Maintain acceptable levels of Thermal conditions (T, RH%, CO_2, and CO) through Engineering Control Methods; and

- Elimination of any source of excess water moisture within the facility.

Legend

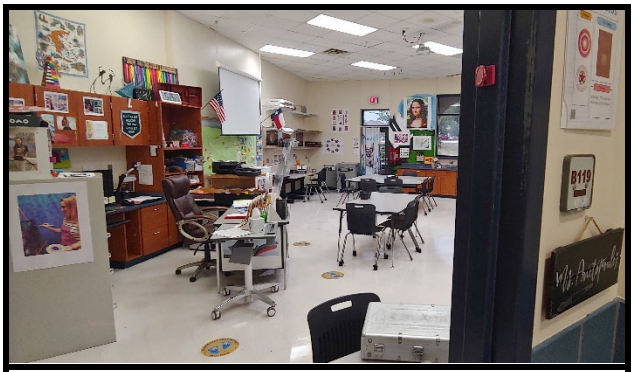
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers
ACGIH	American Conference of Governmental Industrial Hygienists
A	Air-O-Cell Sample
PPM	Parts Per Million
T	Tape Sample
S	Swab Sample

SECTION 3

PHOTOS

SECTION 3: PHOTOS

1. View of Plano ISD Murphy Middle School building exterior / front entrance (North side)



2. View of Murphy Middle School Art Lab room B119 / air sample A02 location

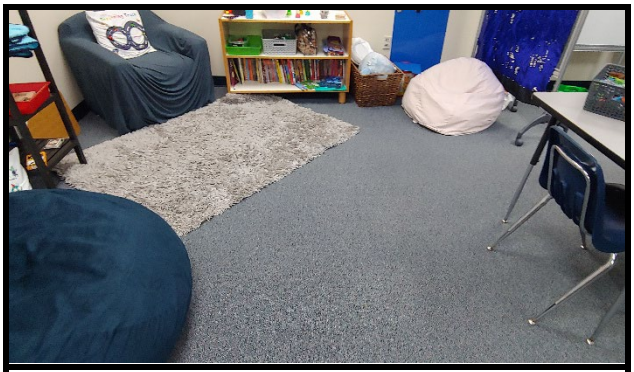
3. View of Art Lab B119 AC supply / surface sample T01 location

4. View of Flex Room B110 interior / air sample A03 location

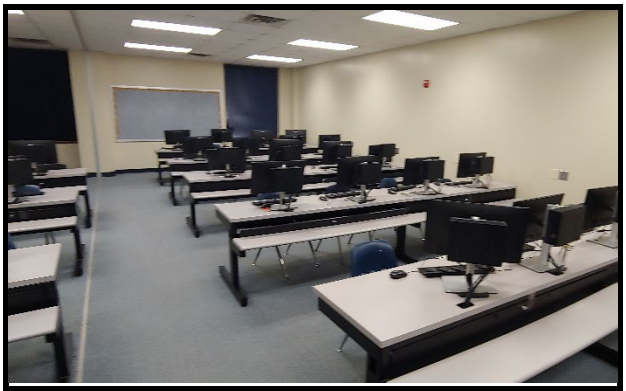
5. View of Flex Room B110 carpet / surface sample T03 location

6. View of Classroom B142 interior / air sample A04 location

7. View of Classroom H102 interior / air sample A05 location

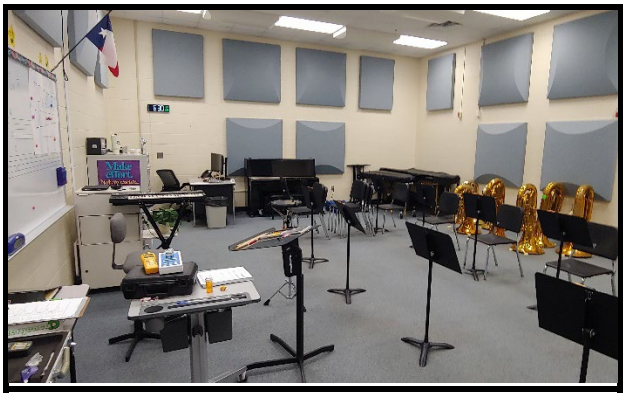


8. View of Classroom H102 carpet / surface sample T07 location



9. View of Lab H111 interior / air sample A08 location

10. View of Lab H111 AC return grill / surface sample T14 location

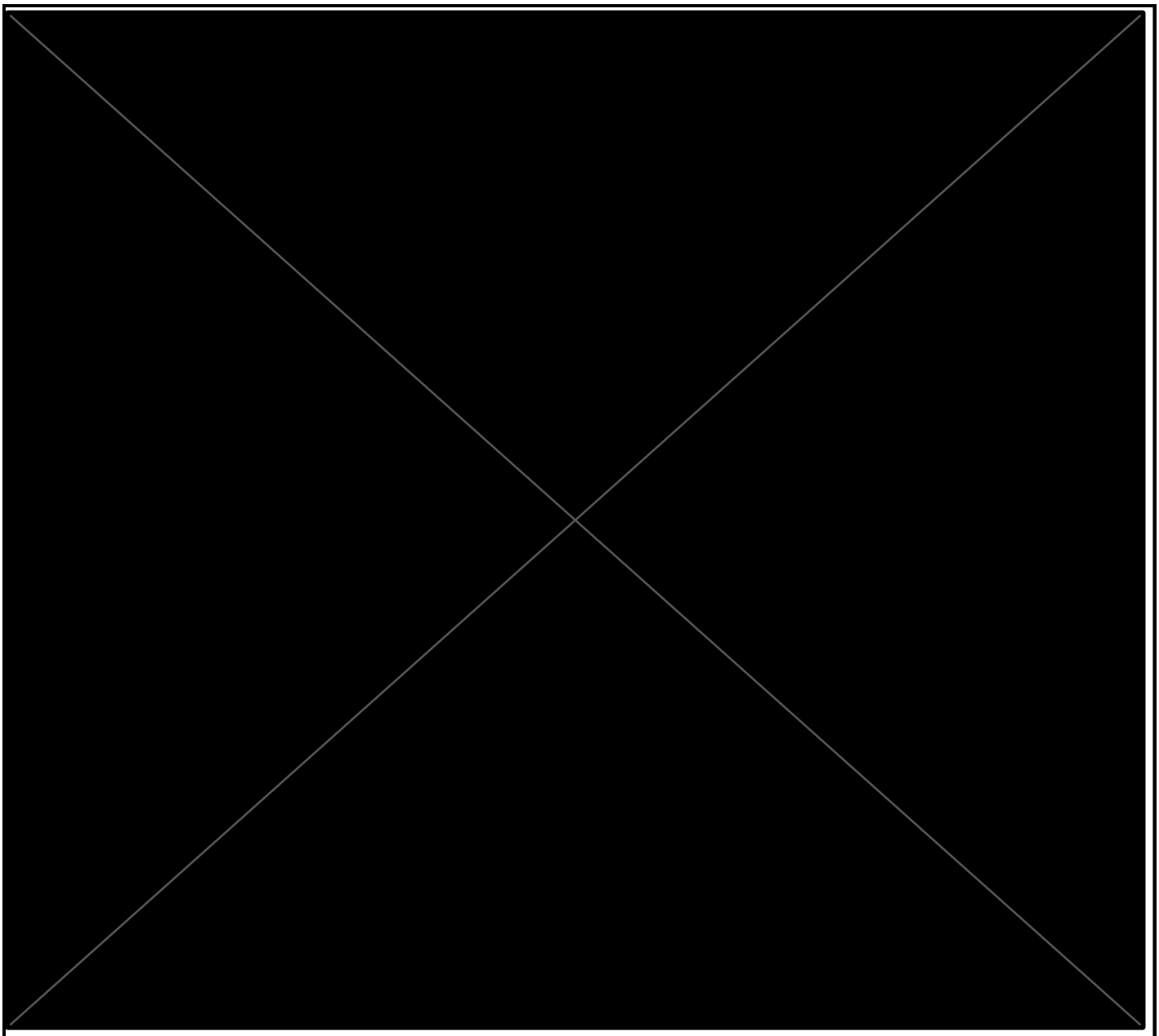


11. View of Ensemble Room D107 interior / air sample A10 location

12. View of Gym Storage Room G113 interior / air sample A11 location

APPENDIX A

DRAWING



Murphy Middle School

LEGEND

A## — INDICATES AIRBORNE MOLD SAMPLE LOCATION

T## — INDICATES TAPE MOLD SAMPLE LOCATION

% — INDICATES MOISTURE MEASUREMENT LOCATION

NORTH

Plano ISD
Murphy Middle School
620 N Murphy Rd, Murphy TX 75094

DWG BY: RR REV BY: KR SCALE +/-: NTS

DATE: 09/03/25 DATE: 09/03/25 FILE: P-25017.26.08D

PROJECT NUMBER P-25017.26.08D

DRAWING NUMBER SHEET-1

1 OF 1

ERC Environmental & Construction Services Inc

ERC ENVIRONMENTAL & CONSTRUCTION SERVICES, INC.
2828 FOREST LANE #1147
DALLAS, TEXAS 75234
PHONE: 972-243-2177

APPENDIX B

LAB RESULTS

QUEST MicroAnalytics
Dallas, Texas 75220-1229
Tel 214.351.4441

AIRBORNE MOLD REPORT

TDSHS License No.LAB0135

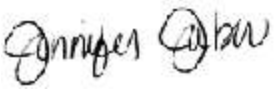
Client: ERC
Project: PISD Murphy Middle School
P-25017.26.08D

Request No.: 37798A
Report Date : 9/3/2025
Sample Date: 8/28/2025
Date Received: 8/29/2025

Sample No.	A01	A02	A03	A04
Location	Outside Building, West Side	Art Lab Room B119	Flex Room B110	Classroom B142
Volume(liters)	75	75	75	75
Debris Rank(0-5)	2	2	2	1
Total Spores/ m^3	818	160	107	66

Spore Type	Spores/m^3	Spores/m^3	Spores/m^3	Spores/m^3
Alternaria	40	27	13	
Ascospores				
Aspergillus/Penicillium	281	80	54	40
Aureobasidium				
Basidiospores				
Bipolaris/Dreschlera	94			
Chaetomium				
Cladosporium	134	40	27	13
Curvularia	67	13	13	
Epicoccum				
Fusarium				
Mucor				
Nigrospora				
Pithomyces				
Rusts	27			
Smuts/Myxomycetes	54			
Stachybotrys				
Stemphyllium	121			13
Torula				

These results relate only to the sample(s) submitted. Sample(s) were received in acceptable condition unless stated otherwise on this report. This laboratory is not responsible for total particulate/spore concentrations which are dependent on non-laboratory personnel sample collection. Debris rating is an indication of non-fungal spores present on the trace and is graded on a scale of 0-5, with 5 indicating the most debris. There is no current data supporting a critical or threshold exposure limit to fungal aeroallergens.

Approved signatory: 

QUEST MicroAnalytics
Dallas, Texas 75220-1229
Tel 214.351.4441

AIRBORNE MOLD REPORT

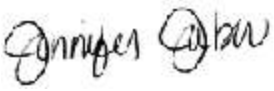
TDSHS License No.LAB0135

Client: ERC
Project: PISD Murphy Middle School
P-25017.26.08D

Request No.: 37798A
Report Date : 9/3/2025
Sample Date: 8/28/2025
Date Received: 8/29/2025

Sample No.	A05	A06	A07	A08
Location	Classroom H102	Classroom H106	Lab H114	Lab H111
Volume(liters)	75	75	75	75
Debris Rank(0-5)	2	1	1	1
Total Spores/ m^3	120	40	13	67
Spore Type	Spores/m^3	Spores/m^3	Spores/m^3	Spores/m^3
Alternaria				
Ascospores				
Aspergillus/Penicillium	67	27	13	40
Aureobasidium				
Basidiospores				
Bipolaris/Dreschlera				
Chaetomium				
Cladosporium	40	13		27
Curvularia				
Epicoccum				
Fusarium				
Mucor				
Nigrospora				
Pithomyces				
Rusts				
Smuts/Myxomycetes				
Stachybotrys				
Stemphyllium	13			
Torula				

These results relate only to the sample(s) submitted. Sample(s) were received in acceptable condition unless stated otherwise on this report. This laboratory is not responsible for total particulate/spore concentrations which are dependent on non-laboratory personnel sample collection. Debris rating is an indication of non-fungal spores present on the trace and is graded on a scale of 0-5, with 5 indicating the most debris. There is no current data supporting a critical or threshold exposure limit to fungal aeroallergens.

Approved signatory: 

QUEST MicroAnalytics
Dallas, Texas 75220-1229
Tel 214.351.4441

AIRBORNE MOLD REPORT

TDSHS License No.LAB0135

Client: ERC
Project: PISD Murphy Middle School
P-25017.26.08D

Request No.: 37798A
Report Date : 9/3/2025
Sample Date: 8/28/2025
Date Received: 8/29/2025

Sample No.	A09	A10	A11	A12
Location	Classroom F105	Ensemble Room D107	Gym Storage G113	Outside Building, North Side
Volume(liters)	75	75	75	75
Debris Rank(0-5)	2	2	1	2
Total Spores/ m^3	188	80	13	710
Spore Type	Spores/m^3	Spores/m^3	Spores/m^3	Spores/m^3
Alternaria				54
Ascospores				
Aspergillus/Penicillium	94	40		241
Aureobasidium				
Basidiospores				
Bipolaris/Dreschlera				80
Chaetomium				
Cladosporium	54	27	13	121
Curvularia	13			54
Epicoccum				
Fusarium				
Mucor				
Nigrospora				
Pithomyces				
Rusts				13
Smuts/Myxomycetes				40
Stachybotrys				
Stemphyllium	27	13		107
Torula				

These results relate only to the sample(s) submitted. Sample(s) were received in acceptable condition unless stated otherwise on this report. This laboratory is not responsible for total particulate/spore concentrations which are dependent on non-laboratory personnel sample collection. Debris rating is an indication of non-fungal spores present on the trace and is graded on a scale of 0-5, with 5 indicating the most debris. There is no current data supporting a critical or threshold exposure limit to fungal aeroallergens.

Approved signatory: Jennifer Gilbert

SURFACE SAMPLE MOLD REPORT

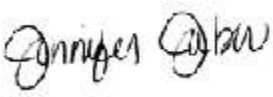
QUEST MicroAnalytics
Dallas, Texas 75220-1229
Tel 214.351.4441 Fax 214.351.4487
TDSHS License No.LAB0135

Client: ERC
Project: PISD Murphy Middle School
P-25017.26.08D

Request No.: 37798B
Report Date : 9/3/2025
Sample Date: 8/28/2025

Sample No.	T01	T02	T03	T04
Location	Art Lab B119, AC Supply	Art Lab B119, Windowsill	Flex Room B110, Carpet	Flex Room B110, AC Supply
Sample Type	Tape Lift	Tape Lift	Tape Lift	Tape Lift
Spore Type	**Concentration**	**Concentration**	**Concentration**	**Concentration**
Alternaria		Trace		
Ascospores				
Aspergillus/Penicillium	Low	Low		
Aureobasidium	High			High
Bipolaris/Dreschlera				
Cercospora				
Chaetomium				
Cladosporium			Trace	
Curvularia				
Epicoccum				
Fusarium				
Mucor				
Oidium/Erysiphia				
Pithomyces				
Rusts				
Smuts/Myxomycetes				
Stachybotrys				
Stemphyllium			Trace	
Torula				

These results relate only to the sample(s) submitted. Sample(s) were received in acceptable condition unless stated otherwise on this report. Concentrations are: Trace 1-10 spores, Low 11-100 spores, Moderate 101-1,000 spores and High >1,000 spores present.

Approved signatory: 

SURFACE SAMPLE MOLD REPORT

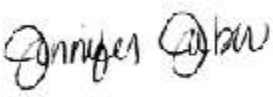
QUEST MicroAnalytics
Dallas, Texas 75220-1229
Tel 214.351.4441 Fax 214.351.4487
TDSHS License No.LAB0135

Client: ERC
Project: PISD Murphy Middle School
P-25017.26.08D

Request No.: 37798B
Report Date : 9/3/2025
Sample Date: 8/28/2025

Sample No.	T05	T06	T07	T08
Location	Classroom B142, Carpet	Classroom B142, AC Supply	Classroom H102, Carpet	Classroom H102, AC Return
Sample Type	Tape Lift	Tape Lift	Tape Lift	Tape Lift
Spore Type	**Concentration**	**Concentration**	**Concentration**	**Concentration**
Alternaria	Trace			
Ascospores				
Aspergillus/Penicillium				Low
Aureobasidium		High		Low
Bipolaris/Dreschlera				
Cercospora				
Chaetomium				
Cladosporium				
Curvularia				
Epicoccum				
Fusarium				
Mucor				
Oidium/Erysiphia				
Pithomyces				
Rusts				
Smuts/Myxomycetes				
Stachybotrys				
Stemphyllium			Trace	
Torula				

These results relate only to the sample(s) submitted. Sample(s) were received in acceptable condition unless stated otherwise on this report. Concentrations are: Trace 1-10 spores, Low 11-100 spores, Moderate 101-1,000 spores and High >1,000 spores present.

Approved signatory: 

QUEST MicroAnalytics
Dallas, Texas 75220-1229
Tel 214.351.4441 Fax 214.351.4487

SURFACE SAMPLE MOLD REPORT

TDSHS License No.LAB0135

Client: ERC
Project: PISD Murphy Middle School
P-25017.26.08D

Request No.: 37798B
Report Date : 9/3/2025
Sample Date: 8/28/2025

Sample No.	T09	T10	T11	T12
Location	Room H106, Carpet	Room H106, AC Supply	Lab H114, AC Supply	Lab H114, Cove Base/Drywall
Sample Type	Tape Lift	Tape Lift	Tape Lift	Tape Lift
Spore Type	**Concentration**	**Concentration**	**Concentration**	**Concentration**
Alternaria				
Ascospores				
Aspergillus/Penicillium				Low
Aureobasidium		High	High	
Bipolaris/Dreschlera				
Cercospora				
Chaetomium				
Cladosporium	Trace			
Curvularia				
Epicoccum				
Fusarium				
Mucor				
Oidium/Erysiphia				
Pithomyces				
Rusts				
Smuts/Myxomycetes				
Stachybotrys				
Stemphyllium				
Torula				

These results relate only to the sample(s) submitted. Sample(s) were received in acceptable condition unless stated otherwise on this report. Concentrations are: Trace 1-10 spores, Low 11-100 spores, Moderate 101-1,000 spores and High >1,000 spores present.

Approved signatory: Jennifer Gibson

QUEST MicroAnalytics
Dallas, Texas 75220-1229
Tel 214.351.4441 Fax 214.351.4487

SURFACE SAMPLE MOLD REPORT

TDSHS License No.LAB0135

Client: ERC
Project: PISD Murphy Middle School
P-25017.26.08D

Request No.: 37798B
Report Date : 9/3/2025
Sample Date: 8/28/2025

Sample No.	T13	T14	T15	T16
Location	Lab H111, Carpet	Lab H111, AC Return	Classroom F105, Carpet	Classroom F105, File Cabinet
Sample Type	Tape Lift	Tape Lift	Tape Lift	Tape Lift
Spore Type	**Concentration**	**Concentration**	**Concentration**	**Concentration**
Alternaria	Trace			
Ascospores				
Aspergillus/Penicillium		Low		
Aureobasidium		Low		
Bipolaris/Dreschlera				
Cercospora				
Chaetomium				
Cladosporium			Trace	
Curvularia				
Epicoccum				
Fusarium				
Mucor				
Oidium/Erysiphia				
Pithomyces				
Rusts				
Smuts/Myxomycetes				
Stachybotrys				
Stemphyllium				
Torula				

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Approved signatory: Jennifer Gibson

QUEST MicroAnalytics
Dallas, Texas 75220-1229
Tel 214.351.4441 Fax 214.351.4487

SURFACE SAMPLE MOLD REPORT

TDSHS License No.LAB0135

Client: ERC
Project: PISD Murphy Middle School
P-25017.26.08D

Request No.: 37798B
Report Date : 9/3/2025
Sample Date: 8/28/2025

Sample No.	T17	T18	T19	T20
Location	Ensemble Room D107, Carpet	Ensemble Room D107, Wall Panel	Gym Storage G113, Shelves	Gym PE Locker Room, Shower
Sample Type	Tape Lift	Tape Lift	Tape Lift	Tape Lift
Spore Type	**Concentration**	**Concentration**	**Concentration**	**Concentration**
Alternaria				
Ascospores				
Aspergillus/Penicillium		Trace	Trace	Low
Aureobasidium				
Bipolaris/Dreschlera				
Cercospora				
Chaetomium				
Cladosporium				
Curvularia				
Epicoccum				
Fusarium				
Mucor				
Oidium/Erysiphia				
Pithomyces				
Rusts				
Smuts/Myxomycetes				
Stachybotrys				
Stemphyllium	Trace			
Torula				

These results relate only to the sample(s) submitted. Sample(s) were received in acceptable condition unless stated otherwise on this report. Concentrations are: Trace 1-10 spores, Low 11-100 spores, Moderate 101-1,000 spores and High >1,000 spores present.

Approved signatory: Jennifer Gibson

ERC
2828 Forest Lane, Suite 1147
Dallas, Texas 75234
PH: 972-243-2177 FAX: 972-243-2179

Project Number: P-25017.26.08D	Date: 08/28/2025
Project Name: PISD Murphy Middle School	
Laboratory: Quest	Report Results To: krezvanipour@erc-tx.com (469-789-4994)
Analysis: (X) Mold ( ) TEM ( ) PLM ( ) Point Count ( ) PCM	Turnaround: ( ) 24/Hour (X) 2 Days ( ) 3 Days ( ) Immediate ( ) Other:

No.	Type	Volume	Description / Location
A01	Air	75L	Outside Building - West side
A02			Art Lab Room B119
A03			Flex Room B110
A04			Classroom B142
A05			Classroom H102
A06			Classroom H106
A07			Lab H114
A08			Lab H111
A09			Classroom F105
A10	↓	↓	Ensemble Room D107

Relinquished By: [signature] Date/Time 08/29/2025 12pm	Received By: [signature] Date/Time 8/29/25
Relinquished By: Date/Time	Condition of Package on receipt Number of Samples received 37798

Note: If the package has sustained damage or there is discrepancy in the Custody Sheet, contact ERC immediately.

CHAIN OF CUSTODY

ERC
2828 Forest Lane, Suite 1147
Dallas, Texas 75234
PH: 972-243-2177 FAX: 972-243-2179

Project Number: P-25017.26.08D	Date: 08/28/25
Project Name: PISD Murphy MS	
Laboratory: Quest	Report Results To: krezvanipour@erc-tx.com (469-789-4994)
Analysis: (X) Mold ( ) TEM ( ) PLM ( ) Point Count ( ) PCM	Turnaround: ( ) 24/Hour (X) 2 Days ( ) 3 Days ( ) Immediate ( ) Other:

No.	Type	Volume	Description / Location
A11	Air	75L	Gym storage G113
A12	"	"	Outside Building - North side
~	~	~	
T01	Tape	n/a	Art Lab B119 at A/C supply
T02	↓	↓	Art Lab B119 at windowsill
T03			Flex Room B110 carpet
T04			Flex Room B110 AC supply
T05			Classroom B142 carpet
T06			Classroom B142 at AC supply
T07	↓	↓	Classroom H102 at carpet

Relinquished By: [signature] Date/Time 08/29/2025 12pm	Received By: [signature] Date/Time 8/29/25
Relinquished By: Date/Time	Condition of Package on receipt Samples received ____ Number of 37798

Note: If the package has sustained damage or there is discrepancy in the Custody Sheet, contact ERC immediately.

ERC
2828 Forest Lane, Suite 1147
Dallas, Texas 75234
PH: 972-243-2177 FAX: 972-243-2179

Project Number: P-25017.26.08D	Date: 08/28/25
Project Name: PISD Murphy MS	
Laboratory: Quest	Report Results To: krezvanipour@erc-tx.com (469-789-4994)
Analysis: (X) Mold ( ) TEM ( ) PLM ( ) Point Count ( ) PCM	Turnaround: ( ) 24/Hour (X) 2 Days ( ) 3 Days ( ) Immediate ( ) Other:

No.	Type	Volume	Description / Location
T08	Tape	n/a	Classroom H102 at AC return
T09			Room H106 at carpet
T10			Room H106 at AC supply
T11			Lab H114 at AC supply
T12			Lab H114 at cove base/drywall
T13			Lab H111 at carpet
T14			Lab H111 at AC return
T15			Classroom F105 at carpet
T16			Classroom F105 at file cabinet
T17			Ensemble Room D107 at carpet

Relinquished By: [signature] Date/Time 08/29/25 12 pm	Received By: [signature] Date/Time 8/29/25
Relinquished By: Date/Time	Condition of Package on receipt Number of Samples received 37798

Note: If the package has sustained damage or there is discrepancy in the Custody Sheet, contact ERC immediately.

ERC
2828 Forest Lane, Suite 1147
Dallas, Texas 75234
PH: 972-243-2177 FAX: 972-243-2179

Project Number: P-25017.26.08D	Date: 08/28/2025
Project Name: PISD Murphy MS	
Laboratory: Quest	Report Results To: krezvanipour@erc-tx.com (469-789-4994)
Analysis: (X) Mold ( ) TEM ( ) PLM ( ) Point Count ( ) PCM	Turnaround: ( ) 24/Hour (X) 2 Days ( ) 3 Days ( ) Immediate ( ) Other:

No.	Type	Volume	Description / Location
T18	Tape	n/a	Ensemble Rm D107 wall panels
T19	↓	↓	Gym storage G113 at shelves
T20	↓	↓	Gym PE locker rm at shower

Relinquished By: [signature] Date/Time 08/29/25 12 pm	Received By: [signature] Date/Time 8/29/25
Relinquished By: Date/Time	Condition of Package on receipt _____ Number of Samples received _____ 37798

Note: If the package has sustained damage or there is discrepancy in the Custody Sheet, contact ERC immediately.

CHAIN OF CUSTODY

APPENDIX C

ERC & LABORATORY LICENSES

Rick Figueroa
Chair

Thomas F. Butler
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

QUEST MICROANALYTICS

11052 SHADY TRL STE 217 DALLAS

License Number: LAB0135

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

License Expires: April 29, 2027

Courtney Arbour
Executive Director

Rick Figueroa
Chair

Thomas F. Butler
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 Assessment Company

ERC ENVIRONMENTAL & CONSTRUCTION SERVICES INC DBA ERC

1017 BLACKHAW ST HOUSTON

License Number: ACO0147

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

License Expires: February 03, 2026

Brian E. Francis
Interim Executive Director

Rick Figueroa
Chair

Thomas F. Butler
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 Assessment Consultant

RAMON REZVANIPOUR

License Number: MAC2144

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

License Expires: April 30, 2027

Courtney Arbour
Executive Director

Rick Figueroa
Chair

Thomas F. Butler
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 Assessment Consultant

KIUMARS REZVANIPOUR

License Number: MAC1077

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

License Expires: November 12, 2026

Courtney Arbour
Executive Director

APPENDIX D

TDLR CONSUMER MOLD INFORMATION SHEET

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

APPENDIX E

GLOSSARY

APPENDIX E: GLOSSARY

Bioaerosol Sampling – Sampling method that measures viable counts of fungal spores or bacteria. The sampler is a round, multi-staged metal plate commonly known as an Andersen Impactor. Culture plates containing media such as Malt Extract Agar or Tryptic Soy Agar are placed on the impactor. Sampling is conducted at a flow rate of 28.3 liters per minute.

Biocide – Chemical compounds that hinder biological growth.

Bulk Sampling – Sampling method that involves the collection of sections of contaminated substrates to determine the type and extent of mold growth.

Chemical Monitoring – Monitoring of chemical contaminants in the air. Monitoring techniques will depend on the investigator and the suspected levels of contamination.

Damp Wipe – Wiping or scrubbing of nonporous surfaces using water or water and detergent.

Full Containment – Recommended for cleanup of mold-contaminated areas greater than 100 square feet.

Fungicide – Chemical compounds that hinder fungal growth.

HEPA Vacuum – High Efficiency Particulate Air vacuum recommended for final cleanup of remediated areas.

HVAC System – Heating, Ventilation and Air Conditioning System. If not properly maintained, can provide an ideal condition for mold growth.

Limited Containment – Recommended for areas involving between 10 and 100 square feet of mold contamination.

mVOCs – Microbial volatile organic compounds released directly into the air by mold. Have been linked to burning sensations and irritation of the eyes, skin, nose, throat and lungs.

Spore Trap Sampling – Sampling method that measures total counts of both viable and non-viable fungal spores. It uses a round, plastic cassette approximately 37mm in diameter commonly known as an Air – O – Cell cassette. High volume pumps are run at a flow rate of 15 liters per minute.

Swab Sampling – Sampling method that utilizes commercially available swab sampling kits to collect samples from surfaces where mold is located.

Tape Sampling – Sampling method that utilizes clear adhesive tape to collect samples from contaminated surfaces. The tape is attached to a microscope slide and transported to the laboratory for analysis.

Thermal Monitoring – Monitoring of thermal factors such as carbon dioxide, carbon monoxide, relative humidity and temperature. These factors affect mold growth.

Wet Vacuum – Vacuum cleaner designed to collect water.

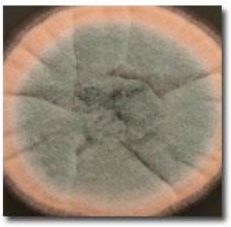
Types of Mold

The danger of the mold will depend on what type it is. There are three main classifications of mold:

1. **Allergenic**: Causes an allergic reaction such as eye irritation, skin irritation or asthma
2. **Pathogenic**: Can cause disease, it's often hard to pinpoint this type
3. **Toxigenic**: Produces substances that are toxic and can lead to dangerous or deadly health conditions

Alternaria –Common Allergen/ Contaminant / Opportunistic Pathogen (rarely). It is an important allergen and common agent of hay fever, asthma, and other allergy related symptoms, including sinusitis. Macroscopic This mold can appear gray / white at first than become greenish / black or brown with a lighter border over time.

Aspergillus flavus – Grows on a variety of substrates such as foodstuffs, water damaged carpets and building materials. Has been known to cause asthma and is allergenic. Some strains are capable of producing mycotoxins, which are carcinogenic.

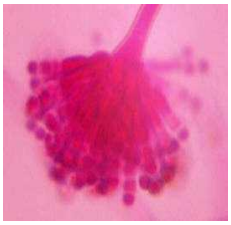


Aspergillus fumigatus – Occurs in indoor and outdoor air. However, it grows most abundantly in decomposing organic matter. Allergenic, has been known to cause asthma and allergies.

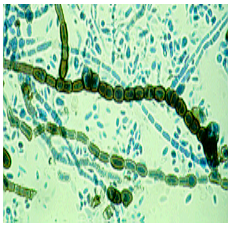
Aspergillus sydowii – Can occasionally be pathogenic.

Aspergillus ustus – Can occasionally be pathogenic.

Aspergillus niger – Most common of the *Aspergillus* species. It is found on a wide variety of substrates such as building materials, fruit, nuts and vegetables. Has been associated with “fungus ball”, a condition where the fungus actively grows in human lungs.



Aspergillus versicolor – Has a characteristic musty, earthy odor. Grows on water damaged building materials such as wooden floors, insulation and wallpaper. This mold is allergenic or pathogenic. Produces the mycotoxin, sterigmatocystin, which is toxic when found in spoiled food.



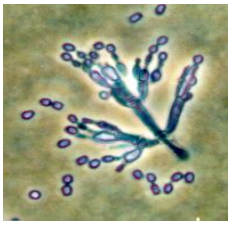
Aureobasidium **-** This mold is allergenic. Is one type of mold that is a type of mildew forming on damp surfaces. *Aureobasidium* is not a "black” mold. commonly found in bathrooms and kitchens, growing in the tile grout or caulking and ranges in color from a menacing black to softer cream or pink hues. Can cause Asthma, hay fever, hypersensitivity pneumonitis.

Chaetomium **–** Commonly found growing on damp cellulolytic substrates such as sheetrock, plywood etc. This mold is allergenic or pathogenic. They are not commonly regarded as common agents of human diseases. However, they have been implicated in mycotic infections of the nails, skin and brain.

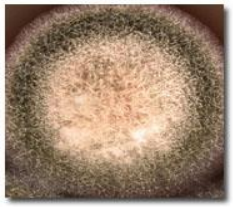
Cladosporium – Most common species found outdoors. Allergenic, grows on materials such as soil, dead plant matter, textiles, fiberglass insulation and paint. Has been known to be allergenic if inhaled in large quantities.

Curvularia – Commonly found in various types of soils. They are known as plant parasites. They rarely cause problems in humans. However, they have been known to cause allergic sinusitis and corneal infections.

Fusarium – Commonly found in soil, plants and grains. Several species produce harmful trichothecene mycotoxins. Allergenic, have been associated with acute gastrointestinal illness in humans.



Penicillium – Commonly found in soil, food, carpet, wallpaper and paint. They have been known to grow of a wide variety of substrates. They have been associated with hypersensitivity pneumontis. Some species also produce mycotoxins such as ochratoxin, which is damaging to the kidney and liver.



Stachybotrys – Thrives on water soaked cellulose material such as sheet rock, ceiling tiles and wallpaper. It is a slow growing mold and does not compete well with other fast growing molds. They produce trichothecene mycotoxins, which are extremely toxic.

Trichoderma – They are one of the most common of all soil fungi. They are commonly found in soil and decaying wood. They have been known to cause storage rot. They produce antibiotics that prevent other fungal colonies from growing. They are rarely associated with human infections. However, they have been known to be allergenic.

Stemphylium –are commonly plant pathogens. The *Stemphylium* genus is very similar to other related genera from the same family, namely *Alternaria*. They are allergenic, induces rhinitis and asthma in children, and also angioedema, conjunctivitis, allergic sinusitis, and bronchopulmonary mycosis in sensitive individuals.

ERC

Environmental & Construction Services, Inc.

Corporate Office
1017 Blackhaw
Houston, TX 77079
713-290-9444

DFW Area Office
2828 Forest Lane, Suite 1147
Dallas, TX 75234
972-243-2177

Austin Project Office
3300 Bee Cave Road
Austin, TX 78746
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